



**Committee of Adjustment**

**Panel 3**

**Tuesday, October 1, 2024**

**9:00 AM**

**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointhe Drive, and by electronic participation**

**The hearing can be viewed on the Committee of Adjustment [YouTube](#) page. For more information, visit [Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)**

*Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by calling the Committee information number at least 72 hours in advance of the hearing.*

**Coordinator: [Geoff Huson](#)**

**Panel Members:**

**Chair: Terry Otto**

**Members: Jocelyn Chandler, Beth Henderson, Martin Vervoort, Gary Duncan**

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**CALL TO ORDER**

**OPENING REMARKS**

**DECLARATIONS OF INTEREST**

**CONFIRMATION OF MINUTES**

**ADJOURNMENT REQUESTS**

**HEARING OF APPLICATIONS**

- 1. 647 Sabourin (Ward 20 - Osgoode)  
D08-01-24/B-00129**

**Consent Application**

Applicant: Keith Bryan, Georgette Saikali, Maurice Saikaley and Laila Saikaley

Agent: D. O'Connor

To subdivide the property into two parcels for future residential development.

**2. 171 Dewolfe (Ward 5 - West Carleton-March)**

D08-01-24/165 & D08-01-24/B-00166

**Consent Application**

Applicant: 1823023 Ontario Inc.

Agent: T. Zander

To subdivide the property into two parcels of land to create a new lot for residential development and convey a portion of land to the abutting landowner to the west, known as 5417 Loggers Way.

**3. 195 Dewolfe (Ward 5 - West Carleton-March)**

D08-01-24/B-00169

**Consent Application**

Applicant: Kingdon Holdings Limited

Agent: T. Zander

To convey a portion of land to the abutting landowner to the east, known as 5417 Loggers Way

**4. 458 Donald B. Munro (Ward 5 - West Carleton - March)**

**4.1 D08-01-24/B-00164**

**4.2 D08-02-24/A-00228**

**Consent and Minor Variance Application**

Applicant: Carp Partnership Inc.

Agent: M. Virginillo

To subdivide the property into two parcels of land with an increased front and corner yard setback.

**5. 1579 9th Line (Ward 20 - Osgoode)**

D08-01-24/B-00138

**Consent Application**

*Adjourned from September 3, 2024*

Applicant: 15669481 Canada Inc.

Agent: V. Carbonneau

To subdivide the property into two separate parcels to create one new lot for a surplus farm dwelling.

6. **6051 Herberts Corners (Ward 20 - Osgoode)**  
**D08-02-24/A-00048**

**Minor Variance Application**

*Adjourned from September 3, 2024*

Applicants: Michael Faw, Susan Faw, Kieran Faw and Jerome Racine

To permit an increased building footprint and a driveway for the construction of a coach house with an attached garage.

7. **5100 Loggers (Ward 5 - West Carleton-March)**  
**D08-02-24/A-00201**

**Minor Variance Application**

*Adjourned from September 3, 2024*

Applicants: Daniel Barrette and Francine Barrette

Agent: C. Leitch

To permit a reduced interior side yard setback for the existing non-complying dwelling.

**OTHER BUSINESS**

**ADJOURNMENT**



Comité de dérogation

Groupe 3

le mardi 1er octobre 2024

09 h 00

Place-Ben-Franklin, salle du Conseil, premier étage, 101, promenade Centrepointe, et participation par voie électronique

L'audience pourra être visionnée sur la chaîne YouTube du Comité de dérogation. Pour en savoir plus, allez au [Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)

*Les participants pourront bénéficier d'une interprétation simultanée dans les deux langues officielles et de formats accessibles et d'aides à la communication pour toute question à l'ordre du jour s'ils en font la demande par téléphone auprès du service d'information du Comité au moins 72 heures à l'avance.*

Coordonnateur : Geoff Huson

**Membres du Groupe:**

**Président: Terry Otto**

**Membres: Jocelyn Chandler, Beth Henderson, Martin Vervoort, Gary Duncan**

**APPEL NOMINAL**

**MOT D'OUVERTURE**

**DÉCLARATIONS D'INTÉRÊT**

**RATIFICATION DU PROCÈS-VERBAL**

**DEMANDES D'AJOURNEMENT**

**AUDIENCE DES DEMANDES**

1. **647 Sabourin (Quartier 20 - Osgoode)  
D08-01-24/B-00129**

**Demande d'autorisation**

Requérant: Keith Bryan, Georgette Saikali, Maurice Saikaley et Laila Saikaley

Agent : D. O'Connor

Lotir la propriété en deux parcelles aux fins d'aménagement résidentiel futur.

**2. 171 Dewolfe (Quartier 5 - West Carleton-March)**

D08-01-24/165 & D08-01-24/B-00166

**Demande d'autorisation**

Requérant: 1823023 Ontario Inc.

Agent: T. Zander

Lotir la propriété en deux parcelles pour créer un nouveau lot aux fins d'aménagement résidentiel et céder une partie du terrain à la propriétaire du bien-fonds voisin à l'ouest, situé au 5417, voie Loggers.

**3. 195 Dewolfe (Quartier 5 - West Carleton-March)**

D08-01-24/B-00169

**Demande d'autorisation**

Requérant: Kingdon Holdings Limited

Agent: T. Zander

**4. 458 Donald B. Munro (Quartier 5 - West Carleton - March)**

**4.1 D08-01-24/B-00164**

**4.2 D08-02-24/A-00228**

**Demandes d'autorisation et de dérogations mineures**

Requérant: Carp Partnership Inc.

Agent: M. Virginillo

Lotir la propriété en deux parcelles avec une augmentation des marges de recul de la cour avant et de la cour d'angle.

**5. 1579 9th Line (Quartier 20 - Osgoode)**

D08-01-24/B-00138

**Demande d'autorisation**

*Ajournée du 3 septembre 2024*

Requérant: 15669481 Canada Inc.

Agent: V. Carbonneau

Pour lotir le bien-fonds en deux parcelles distinctes afin de créer un nouveau lot qu'occuperait une habitation agricole excédentaire.

6. **6051 Herberts Corners (Quartier 20 - Osgoode)**  
**D08-02-24/A-00048**

**Demande de dérogation mineure**

*Ajournée du 3 septembre 2024*

Requérants: Michael Faw, Susan Faw, Kieran Faw and Jerome Racine

Pour permettre une augmentation de la surface au sol et la présence d'une entrée privée, en prévision de la construction d'une annexe résidentielle assortie d'un garage attenant.

7. **5100 Loggers (Quartier 5 - West Carleton-March)**  
**D08-02-24/A-00201**

**Demande de dérogation mineure**

*Ajournée du 3 septembre 2024*

Requérants : Daniel Barrette et Francine Barrette

Agent : C. Leitch

Pour permettre la réduction du retrait de cour latérale intérieure d'une habitation légalement non conforme.

**AUTRES QUESTIONS**

**AJOURNEMENT**

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent Application

Panel 3

Tuesday, October 1, 2024  
9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive  
and by videoconference

**Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.**

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

*Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.*

**File No.:** D08-01-24/B-00129  
**Application:** Consent under section 53 of the *Planning Act*  
**Applicants:** Keith Bryan, Georgette Saikali, Maurice Saikaley and Laila Saikaley  
**Property Address:** 647 Sabourin  
**Ward:** 20 - Osgoode  
**Legal Description:** Part of Lot 20 Concession 10, Geographic Township of Cumberland  
**Zoning:** RU  
**Zoning By-law:** 2008-250

### APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicants want to subdivide their property into two separate parcels of land to create one new lot for future residential development. The existing dwelling will remain.

## CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicants requires the Committee's consent for Conveyance.

The severed land, shown Part 1 on the 4R-Plan, filed with the application, will have a frontage of 89.35 metres, an irregular depth, and a lot area of .811 hectares. This parcel will be vacant and known municipally as 635 Sabourin Road.

The retained land, shown on the sketch provided, has a frontage of 439 metres, an irregular depth and a lot area of 10 hectares. This parcel will contain the existing dwelling is known municipally as 647 Sabourin Road

The subject property is not the subject of any other current application under the *Planning Act*.

## FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **Ottawa.ca/CommitteeofAdjustment** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

## HOW TO PARTICIPATE

**Submit written or oral comments before the hearing:** Email your comments to [cofa@ottawa.ca](mailto:cofa@ottawa.ca) at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

**Register to Speak at the hearing at least 24 hours before** by contacting the Committee Coordinator at 613-580-2436 or at [cofa@ottawa.ca](mailto:cofa@ottawa.ca). You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.



**ALL SUBMITTED INFORMATION BECOMES PUBLIC**

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

**COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: September 13, 2024



*Ce document est également offert en français.*

**Committee of Adjustment**  
City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7  
[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)  
[cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
613-580-2436



**Comité de dérogation**  
Ville d'Ottawa  
101, promenade Centrepointe  
Ottawa ON K2G 5K7  
[Ottawa.ca/Comitedederogation](http://Ottawa.ca/Comitedederogation)  
[cded@ottawa.ca](mailto:cded@ottawa.ca)  
613-580-2436

## AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

### Demande d'autorisation

**Groupe 3**  
**Mardi 1<sup>er</sup> octobre 2024**  
**9 h**

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe  
et par vidéoconférence**

**Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.**

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

*Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.*

**Dossier :** D08-01-24/B-00129  
**Demande :** Autorisation en vertu de l'article 53 de la *Loi sur l'aménagement du territoire*  
**Requérants :** Keith Bryan, Georgette Saikali, Maurice Saikaley et Laila Saikaley  
**Adresse municipale :** 647, chemin Sabourin  
**Quartier :** 20 - Osgoode  
**Description officielle :** Partie du lot 20, concession 10, canton géographique de Cumberland  
**Zonage :** RU  
**Règlement de zonage :** n° 2008-250

### PROPOSITION DES REQUÉRANTS ET OBJET DE LA DEMANDE :

Les requérants souhaitent lotir leur propriété en deux parcelles distinctes afin de créer un nouveau lot aux fins d'aménagement résidentiel futur. La maison existante sera conservée.

### AUTORISATION REQUISE :

Les requérants nécessitent l'autorisation du Comité en vue d'une cession.

Le terrain morcelé est représenté par la partie 1 sur le plan 4R préliminaire déposé avec la demande. Il aura une façade de 89,35 mètres, une profondeur irrégulière et une superficie de 0,811 hectare. Cette parcelle sera vacante et située au 635, chemin Sabourin.

Le terrain conservé, indiqué sur le croquis qui a été fourni, a une façade de 439 mètres, une profondeur irrégulière et une superficie de 10 hectares. Cette parcelle comprendra la maison existante dont l'adresse municipale est le 647, chemin Sabourin.

La propriété en question ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

## POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

## COMMENT PARTICIPER

**Présentez vos observations écrites ou orales avant l'audience** : Veuillez faire parvenir vos observations par courriel à [cded@ottawa.ca](mailto:cded@ottawa.ca) au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

**Inscrivez-vous au moins 24 heures à l'avance** en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à [cded@ottawa.ca](mailto:cded@ottawa.ca). Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

## TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

### COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 13 septembre 2024



*This document is also available in English.*

#### Committee of Adjustment

City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7

[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)

[cofa@ottawa.ca](mailto:cofa@ottawa.ca)

613-580-2436



#### Comité de dérogation

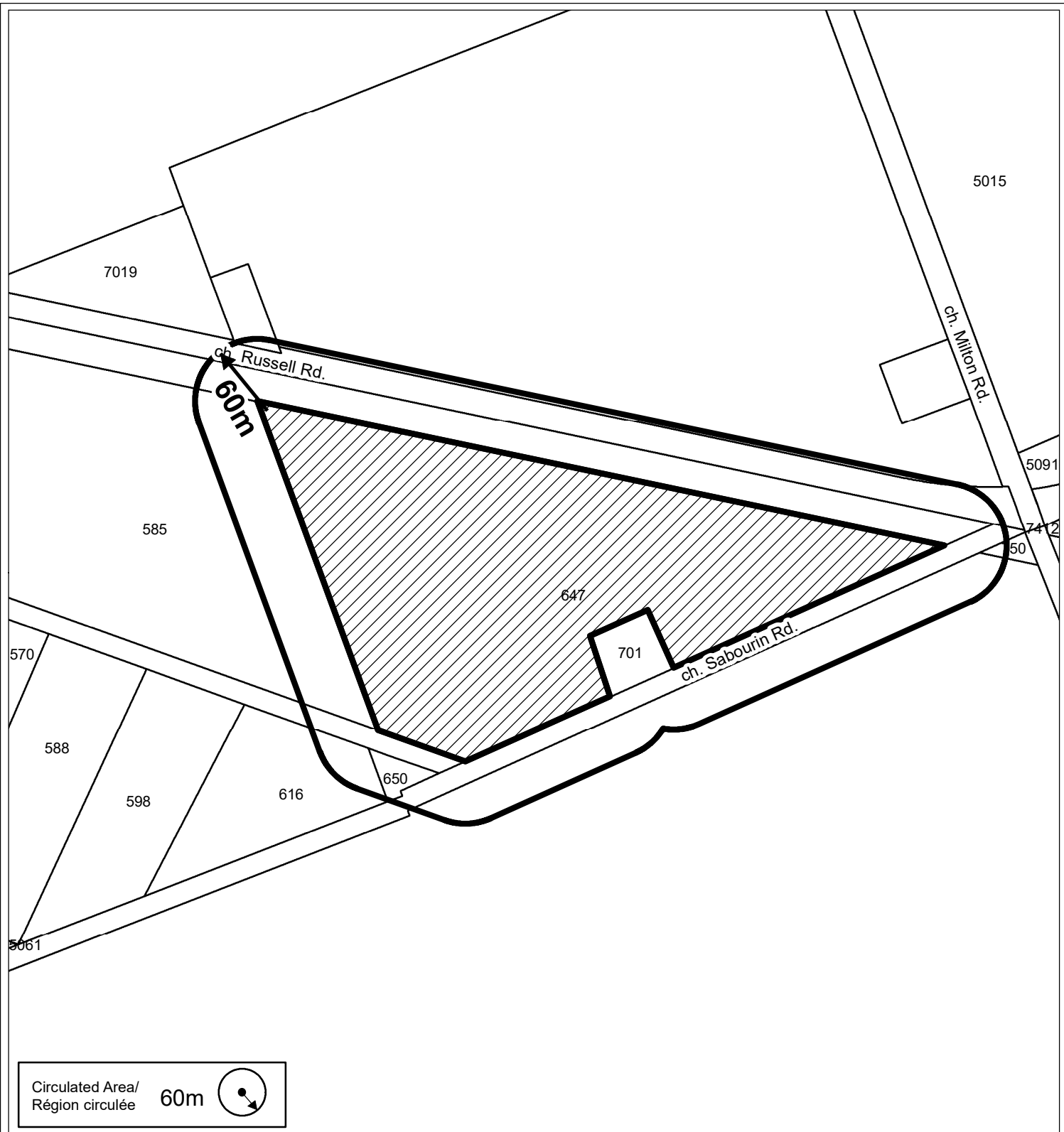
Ville d'Ottawa  
101, promenade Centrepointe  
Ottawa ON K2G 5K7

[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)

[cded@ottawa.ca](mailto:cded@ottawa.ca)

613-580-2436





**Committee of Adjustment  
Comité de dérogation**

**CIRCULATION MAP /  
PLAN DE CIRCULATION**

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers  
All rights reserved. May not be produced without permission  
THIS IS NOT A PLAN OF SURVEY

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sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE



**SUBJECT LAND / TERRAIN EN QUESTION**

**647 ch. Sabourin Rd.**



**NOT TO SCALE  
NON À L'ÉCHELLE**



Deborah O'Connor  
doconnor@ottawapropertylaw.ca

**BY COURIER**

July 8<sup>th</sup>, 2024

City of Ottawa  
Committee of Adjustment  
101 CentrepoinTE Drive, 4<sup>th</sup> Flr  
Ottawa, ON K2G 5K7

Dear Sir/Madam:

**Re: Severance of 647 Sabourin Road**

**Committee of Adjustment**  
Received | Reçu le

**2024-07-18**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

I act for and am the agent for Keith Bryan, Gerogette Saikali, Maurice Saikaley and Laila Saikaley, the owners of the above-noted property.

Enclosed please find the following:

1. Consent/ Severance Application
2. Rural Consent Additional Information
3. Authorization of Owner for Agent to make Application
4. Parcel Abstract
5. Large size Draft Reference Plan
6. 8 ½ x 11 copy of Draft Reference Plan.
7. Sketch showing the house and well on the retained land
8. Sketch showing the well on the severed land as well as the distance from the house on the retained land.
9. Application fee in the amount of \$4,014.00.

My clients wish to sever Part 1 on the draft reference plan to sell for residential development. The severed parcel comprises .811 hectares and the retained parcel is 10 hectares.

I have established with the development information officer and the client that the property is a field where hay is grown and there are no significant areas of vegetation or trees. I have confirmed with the Committee of Adjustment that the property falls within panel 3 “rural” and does not require a TIR or any confirmation from City Forestry.

There is an above-ground working well on the part of the property that is being severed.

There are no barns or livestock within 1 km. of the property and the application is not to create a parcel of land for a farm-related surplus farm residence.

I reviewed the sketch (draft plan requirements) with a City planner and he confirmed that some of the items listed on the sketch plan requirements were not needed. Please let me know if you require any clarification regarding the draft plan or sketch showing the house and well on the retained land and the well on the land to be severed.

Please advise if you require any additional information

Yours very truly,



Deborah J. O'Connor  
Encl.

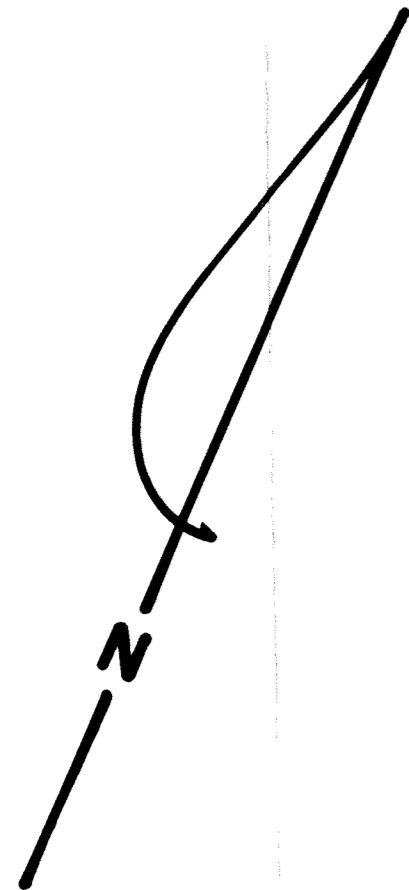


**PLAN OF SURVEY OF  
PART OF THE E 1/2 OF LOT 20 CONCESSION 10  
TOWNSHIP OF CUMBERLAND  
REGIONAL MUNICIPALITY OF Ottawa - Carleton  
Surveyed by J.G. Payette O.L.S.  
1982**

**METRIC  
Scale: 1:2000**



**NOTE:**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE REGISTRY  
ACT  
AUGUST 13 19 82  
J.G. PAYETTE  
ONTARIO LAND SURVEYOR

**PLAN 50 R 3670**  
RECEIVED AND DEPOSITED  
27 AUGUST 19 82  
DEPUTY D.K. CAMPBELL  
LAND REGISTRAR FOR THE  
REGISTRY DIVISION OF  
RUSSELL No. 50

Committee of Adjustment  
Received | Reçu le  
2024-07-18  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

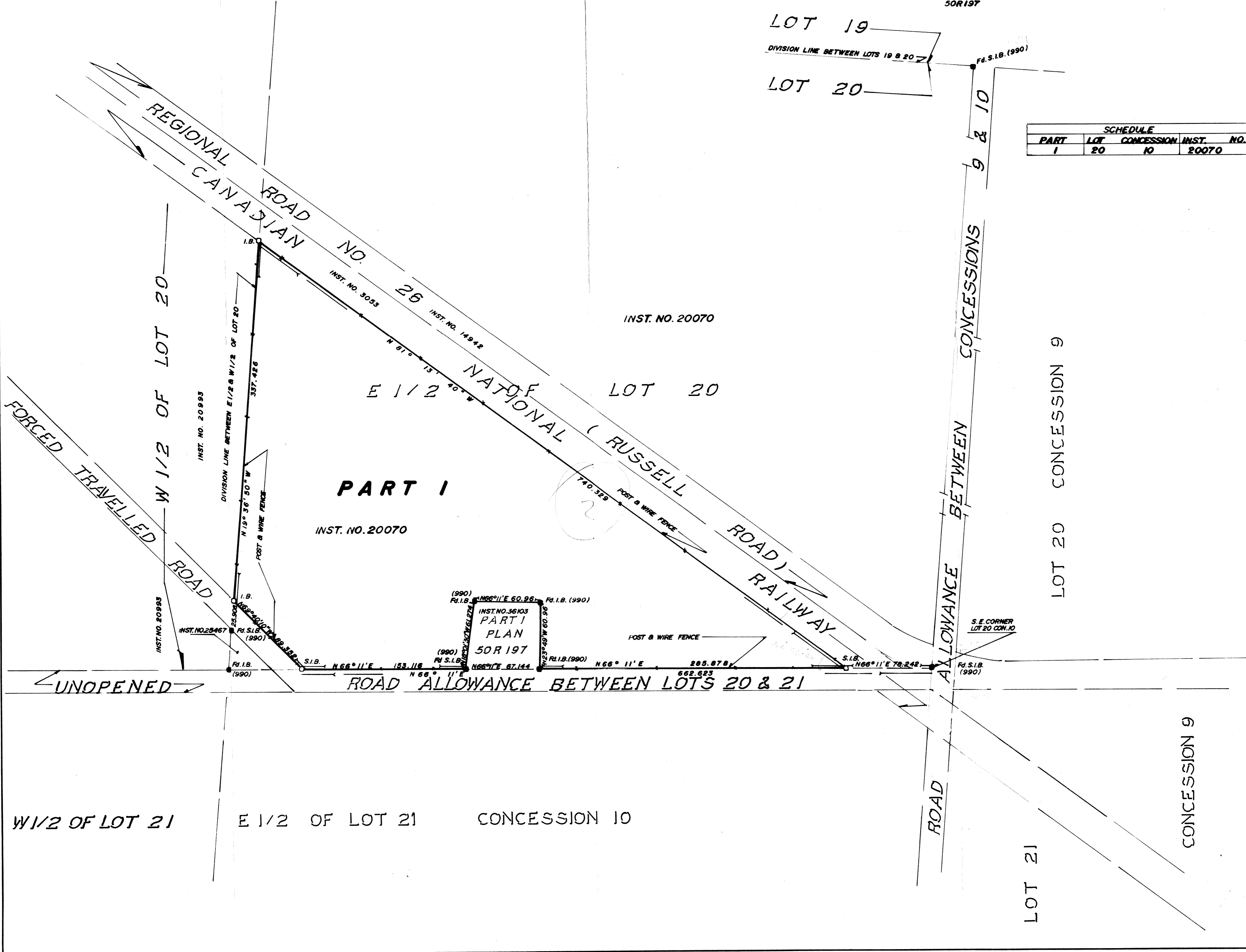
"CAUTION" THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE  
MEANING OF THE PLANNING ACT

**SURVEYOR'S CERTIFICATE**  
I hereby certify that  
1. This survey and plan are correct and in  
accordance with the Surveys Act and the  
Registry Act and the regulations made thereunder.  
2. The survey was completed on AUG. 13  
19 82  
AUG. 13 19 82  
J.G. PAYETTE  
ONTARIO LAND SURVEYOR

**LEGEND**

- I.B. DENOTES IRON BAR 5 R X 5 R X 75
- S.B. DENOTES STANDARD IRON BAR 1 X 1 X 48
- S.S.B. DENOTES SHORT STANDARD IRON BAR 1 X 1 X 24
- R.P. DENOTES ROUND IRON PIPE
- C.C. DENOTES CUT CROSS
- R.B. DENOTES ROCK BAR
- F. DENOTES FOUND
- DENOTES FENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY  
LIMIT OF THE ROAD ALLOWANCE BETWEEN LOTS 20 & 21 CONCESSION  
10 HAVING A BEARING OF N 66° 11' E ACCORDING TO PART I PLAN  
50R197

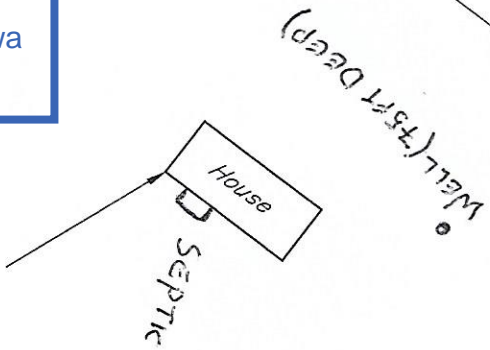


**SCHEDULE**

PART	LOT	CONCESSION	INST. NO.
1	20	10	20070

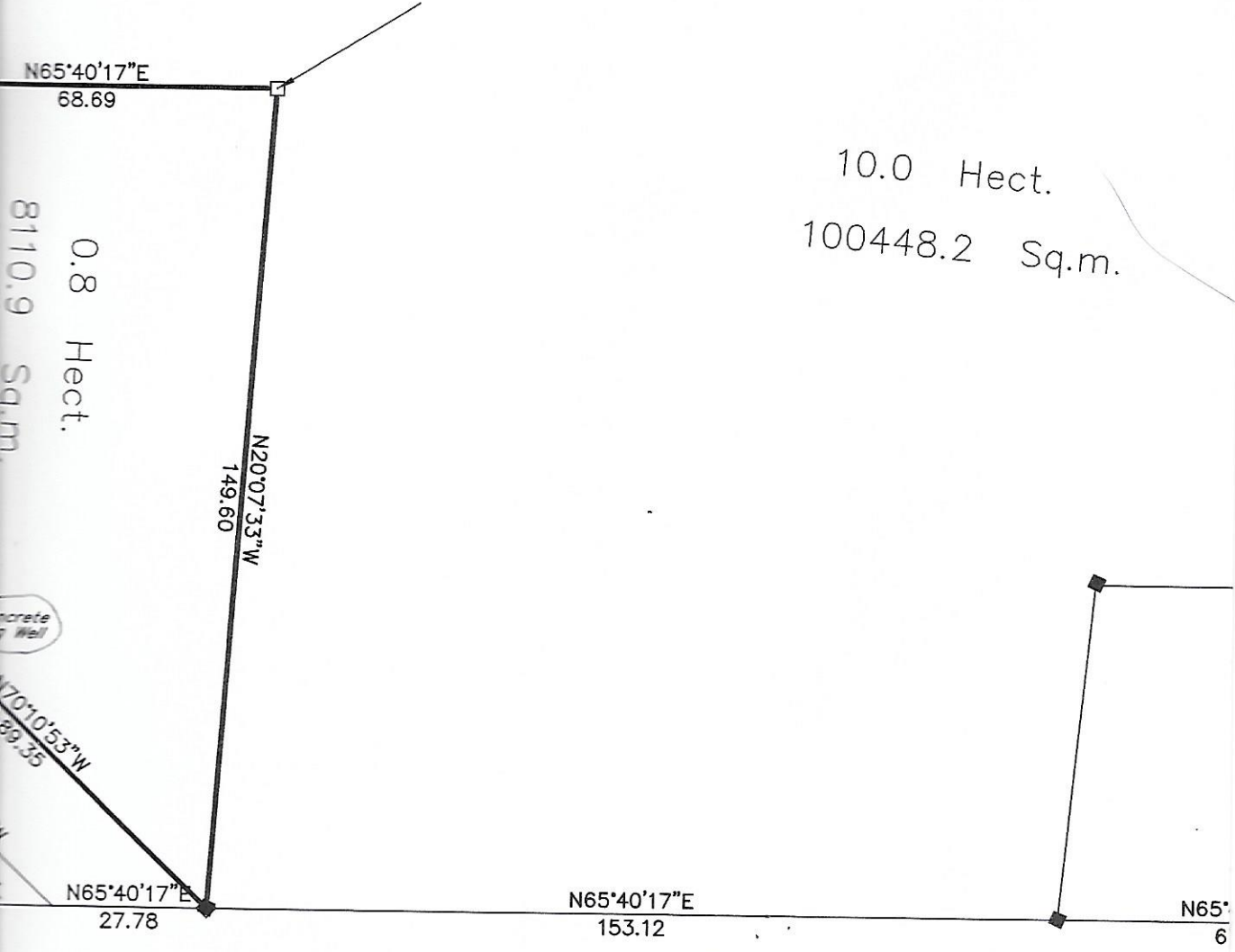


**Committee of Adjustment**  
Received | Reçu le  
**2024-07-18**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**



130.50

10.0 Hect.  
100448.2 Sq.m.



8110.9 Sq.m.  
0.8 Hect.

Concrete Well

N10°10'53\"/>

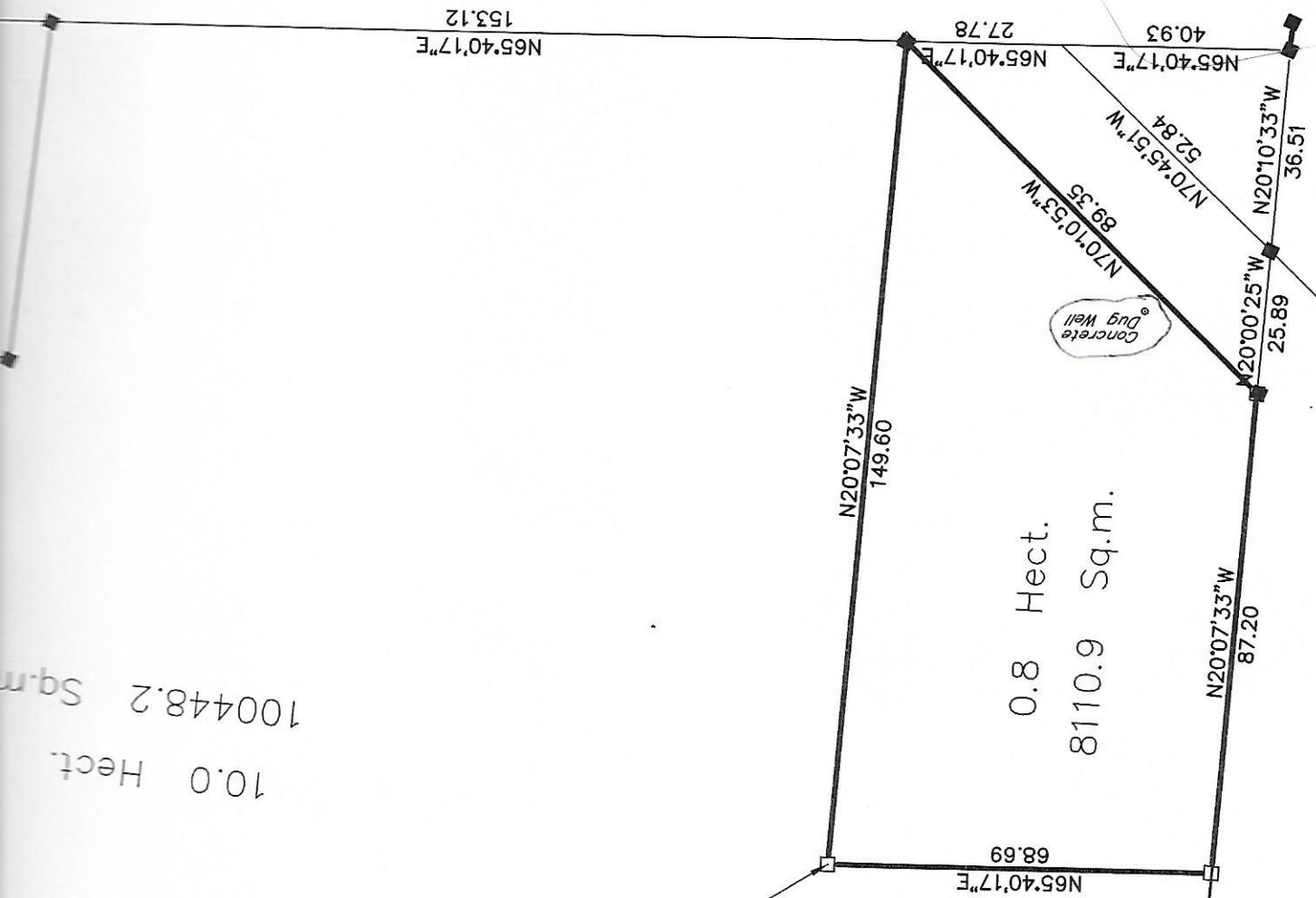
Committee of Adjustment

Received | Reçu le

2024-07-18

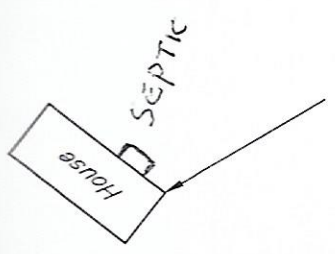
City of Ottawa | Ville d'Ottawa

Comité de dérogation



10.0 Hect.  
100448.2 Sq.m.

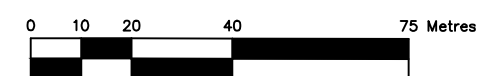
130.50



ft Deep

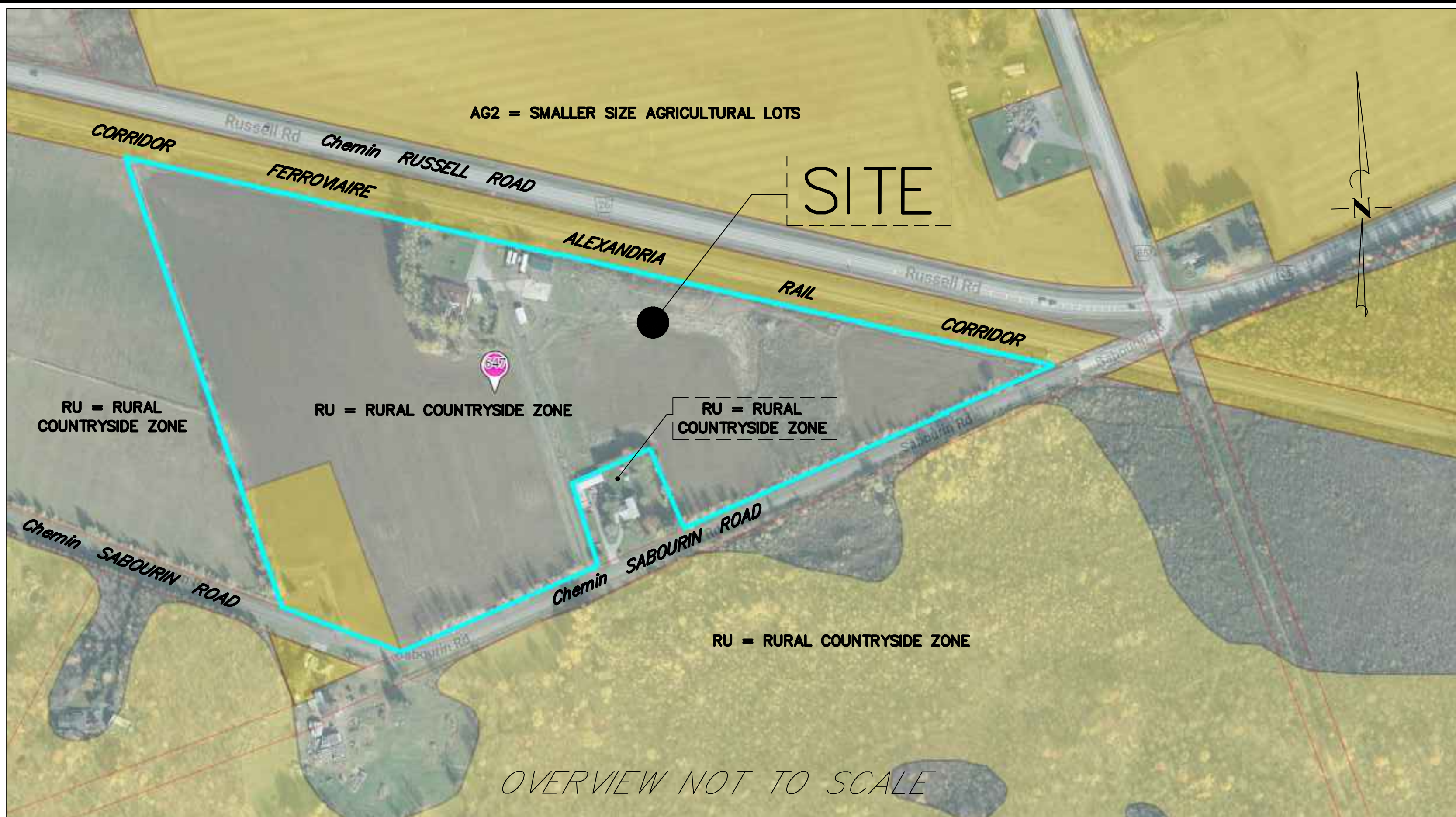
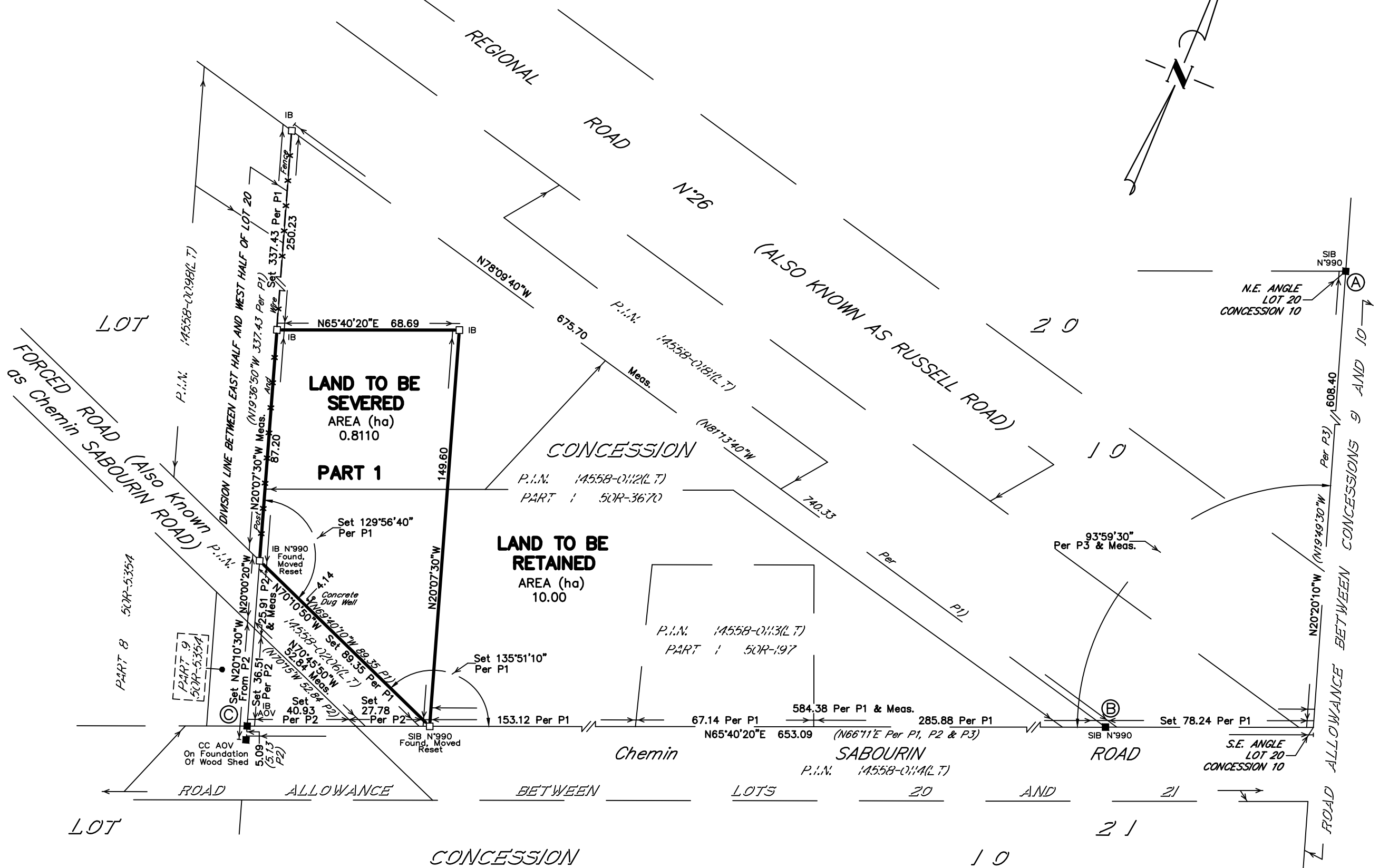
SURVEYED BY: ARPENTAGE DUTRISAC SURVEYING INC.

SCALE 1 : 1250

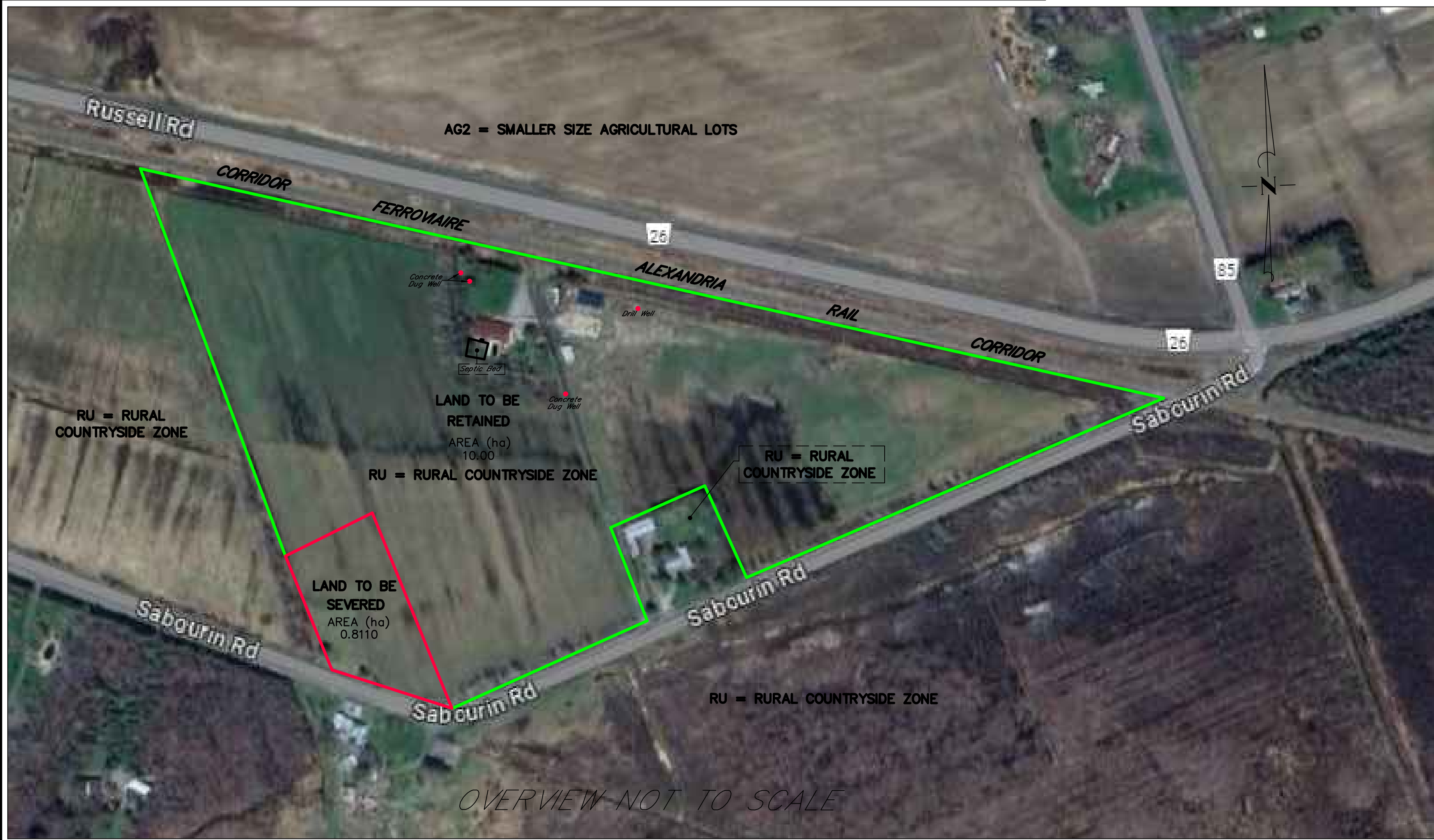


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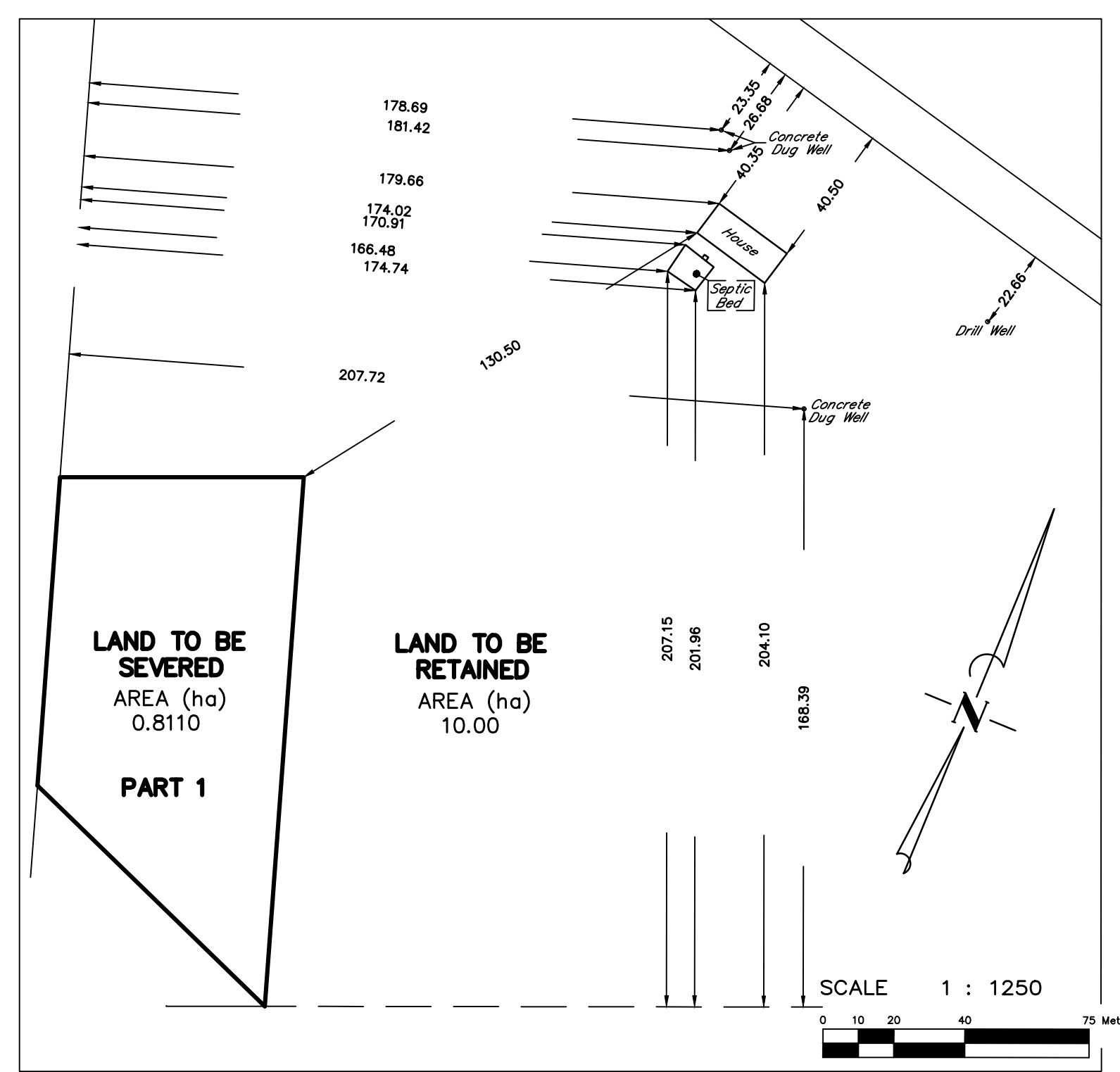
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SEVERANCE APPLICATION #1 OF PART OF LOT 20 CONCESSION 10 GEOGRAPHIC TOWNSHIP OF CUMBERLAND NOW IN THE CITY OF OTTAWA

2024



Committee of Adjustment Received | Reçu le 2024-08-27 City of Ottawa | Ville d'Ottawa Comité de dérogation



## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent Application

Panel 3  
Tuesday, October 1, 2024  
9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive  
and by videoconference

**Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.**

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

*Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.*

**File Nos.:** D08-01-24/B-00165 & D08-01-24/B-00166  
**Application(s):** Consent under section 53 of the *Planning Act*  
**Applicant(s):** 1823023 Ontario Inc.  
**Property Address:** 171 Dewolfe Street  
**Ward:** 5 – West Carleton-March  
**Legal Description:** Part of Road Allowance between Concessions 5 & 6 (closed by N524343) and Part of Lots 26 & 27, Concessions 5 & 6, Fitzroy  
**Zoning:** RU & EP3  
**Zoning By-law:** 2008-250

### APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicants want to convey a portion of their property to the abutting property owner to the west, known municipally as 5417 Logger's Way, and subdivide the property into two separate parcels of land to create one new lot for future residential development.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Applicants requires the Committee's consent to sever and for a lot line adjustment.

*Table 1 Proposed Parcels*

<b>File No.</b>	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>	<b>Municipal Address</b>
B-00165	63m	125m	.8 ha	145 Dewolfe Street  Vacant land for future residential development.
B-00166	Landlocked	Irregular	1016 sq. m	To be merged with 5417 Loggers Way

The retained land shown on the sketch filed with the application will have a frontage of 121 metres on Dewolfe Street, an irregular depth, and an area of 43.25 hectares. This vacant parcel is known municipally as 171 Dewolfe Street.

The property is not the subject of any other current application under the *Planning Act*.

**FIND OUT MORE ABOUT THE APPLICATION(S)**

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

**HOW TO PARTICIPATE**

**Submit written or oral comments before the hearing:** Email your comments to [cofa@ottawa.ca](mailto:cofa@ottawa.ca) at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

**Register to Speak at the hearing at least 24 hours before** by contacting the Committee Coordinator at 613-580-2436 or at [cofa@ottawa.ca](mailto:cofa@ottawa.ca). You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

### **ALL SUBMITTED INFORMATION BECOMES PUBLIC**

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

### **COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: September 13, 2024



*Ce document est également offert en français.*

**Committee of Adjustment**  
City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7  
[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)  
[cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
613-580-2436



**Comité de dérogation**  
Ville d'Ottawa  
101, promenade Centrepointe  
Ottawa ON K2G 5K7  
[Ottawa.ca/Comitedederogation](http://Ottawa.ca/Comitedederogation)  
[cded@ottawa.ca](mailto:cded@ottawa.ca)  
613-580-2436



## AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

### Demandes d'autorisation

**Groupe 3**  
**Mardi 1<sup>er</sup> octobre 2024**  
**9 h**

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe  
et par vidéoconférence**

**Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.**

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

*Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.*

<b>Dossiers :</b>	D08-01-24/B-00165 et D08-01-24/B-00166
<b>Demands :</b>	Autorisation en vertu de l'article 53 de la <i>Loi sur l'aménagement du territoire</i>
<b>Requérante :</b>	1823023 Ontario Inc.
<b>Adresse municipale :</b>	171, rue Dewolfe
<b>Quartier :</b>	5 – West Carleton-March
<b>Description officielle :</b>	Partie de l'emprise routière entre les concessions 5 et 6 (fermée par N524343) et partie des lots 26 et 27, concessions 5 et 6, Fitzroy
<b>Zonage :</b>	RU et EP3
<b>Règlement de zonage :</b>	n° 2008-250

### PROPOSITION DE LA REQUÉRANTE ET OBJET DES DEMANDES :

La requérante souhaite céder une partie de son bien-fonds à la propriétaire du bien-fonds voisin à l'ouest, situé au 5417, voie Loggers et lotir le bien-fonds en deux parcelles distinctes afin de créer un nouveau lot aux fins d'aménagement résidentiel futur.

**AUTORISATION REQUISE :**

La requérante nécessite l'autorisation du Comité en vue du morcellement du bien-fonds et d'un redressement de ligne de lot.

Tableau 1 Parcelles proposées

Dossier	Façade	Profondeur	Superficie	Adresse municipale
B-00165	63 m	125 m	0,8 ha	145, rue Dewolfe  Terrain vacant destiné à l'aménagement résidentiel futur
B-00166	Enclavée	Irrégulière	1 016 m <sup>2</sup>	Qui sera fusionné au 5417, voie Loggers

Le terrain conservé, indiqué sur le croquis joint à la demande, aura une façade de 121 mètres sur la rue Dewolfe, une profondeur irrégulière et une superficie de 43,25 hectares. Il s'agit d'une parcelle vacante située au 171, rue Dewolfe.

La propriété en question ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

**POUR EN SAVOIR PLUS SUR LES DEMANDES**

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

**COMMENT PARTICIPER**

**Présentez vos observations écrites ou orales avant l'audience :** Veuillez faire parvenir vos observations par courriel à [cded@ottawa.ca](mailto:cded@ottawa.ca) au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

**Inscrivez-vous au moins 24 heures à l'avance** en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à [cded@ottawa.ca](mailto:cded@ottawa.ca). Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

## **TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS**

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisirez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

## **COMITÉ DE DÉROGATION**

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 13 septembre 2024

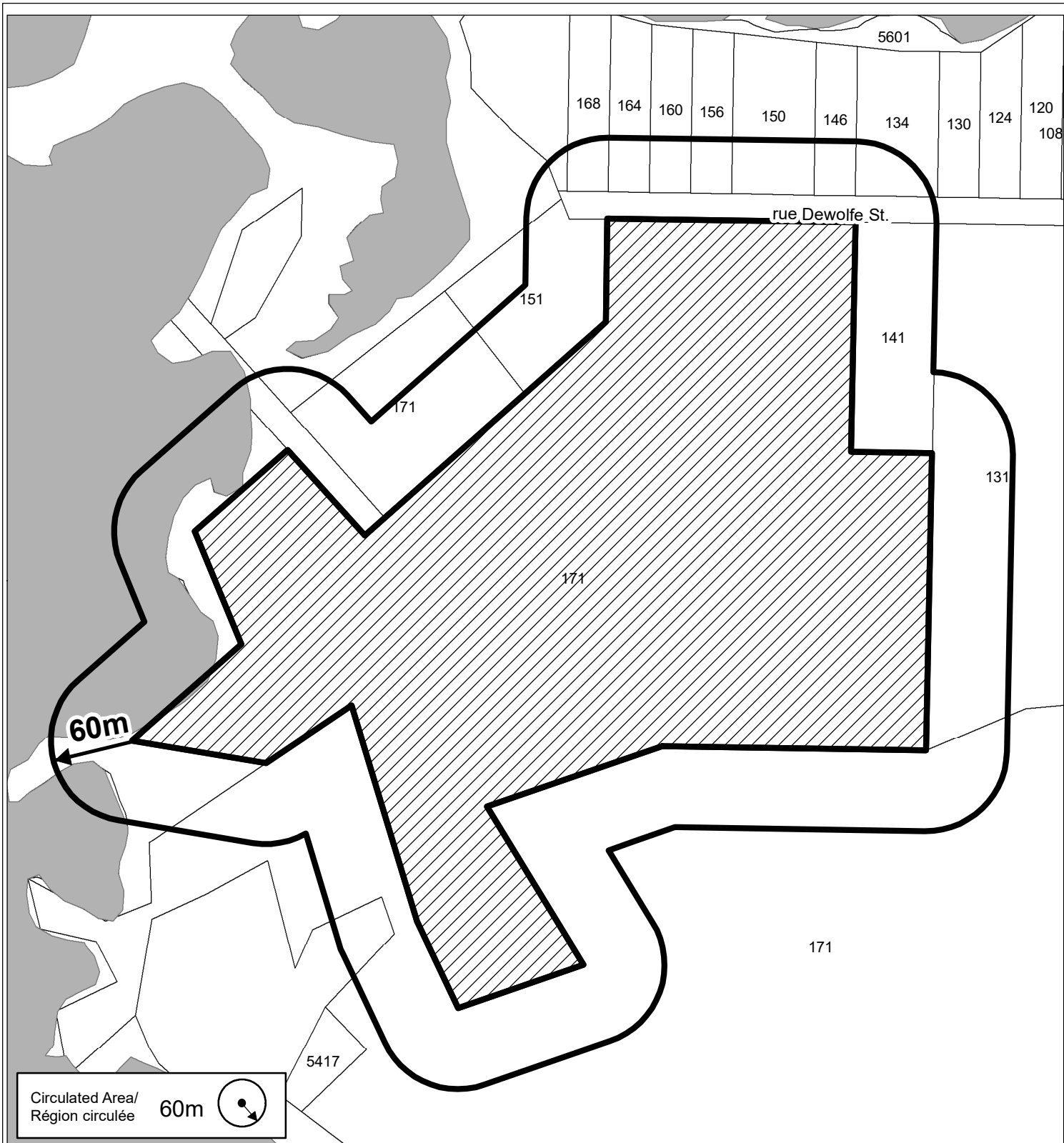


*This document is also available in English.*

**Committee of Adjustment**  
City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7  
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)  
[cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
613-580-2436



**Comité de dérogation**  
Ville d'Ottawa  
101, promenade Centrepointe  
Ottawa ON K2G 5K7  
[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)  
[cded@ottawa.ca](mailto:cded@ottawa.ca)  
613-580-2436



 **Committee of Adjustment**  
**Comité de dérogation**

**CIRCULATION MAP /**  
**PLAN DE CIRCULATION**

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**SUBJECT LAND / TERRE EN QUESTION**

**171 rue. Dewolfe St.**



**NOT TO SCALE**  
**NON À L'ÉCHELLE**

June 6, 2024

Committee of Adjustment  
City of Ottawa  
101 CentrepoinTE Drive  
Nepean, ON  
K2G 5K7

This document is presented in the language it was provided.  
Ce document est présenté dans la langue dans laquelle il a été fourni.

**Committee of Adjustment**  
Received | Reçu le  
  
2024-08-19  
  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

**RE: Concurrent Applications for a New Lot and Two Lot Additions  
171 Dewolfe Street, and a Vacant Waterfront Landholding  
Lot 25, 26 & 27, Concession 5 & 6  
Geographic Township of Fitzroy  
City of Ottawa  
Owners: Kingdon Holdings Limited and 1823023 Ontario Inc (c/o Doug Johnston)**

Dear Committee Members,

ZanderPlan Inc. has been retained by the property owner to assist with three consent applications for a new lot and two lot additions from two different lots owned by Kingdon Holdings Limited and 1823023 Ontario Inc. respectively, both companies owned / represented by Douglas Johnston. The Consent for a new lot will seek to create a new 0.8 ha parcel fronting to Dewolfe Street. The two lot additions will enlarge a small residential lot known as 5417 Loggers Way, falling between the two lots owned by the applicant. The first lot addition will be from the lot known as 171 Dewolfe Street measuring 1,016 square metres leaving a retained parcel of 432,492 square metres. The second lot addition severance will measure 282 square metres in size taken from the waterfront property owned by Kingdon Holdings Limited as identified on the sketch provided, leaving a retained parcel of 88,962 square metres. Combined, both lot additions will total 1,298 square metres. The resulting lot additions will enlarge the property at 5417 Loggers Way to a new lot size of 3,536 square metres. The property at 5417 Loggers Way currently has an existing dwelling and accessory buildings which encroach onto the abutting lands owned by Doug Johnston, necessitating the need for the lot additions. All the lands fall within the Rural Countryside and Greenspace designations of the City of Ottawa Official Plan and are zoned as Rural Countryside and Environmental Protection sub-zone 3 in the City of Ottawa's Zoning By-Law.

**SITE LOCATION**

The subject lots are located off of Dewolfe Street and Loggers Way with one of the proposed severances taking place on the property known as 171 Dewolfe Street. The lot to be enlarged has a civic address of 5417 Loggers Way and does not have any road frontage, gaining access via an existing easement, while the waterfront property has no known address at this time. The properties fall within Lots 25, 26 and 27 of Concessions 5 and 6 within the Geographic Township of Fitzroy, in the Rural Countryside of the City of Ottawa (Figure 1).



**Figure 1 – Aerial Photo of the Subject Properties and Lot to be Enlarged**

The lot known as 171 Dewolfe Street is 449,503 square metres and has 183 metres of frontage on Dewolfe Street, 463 metres of frontage on Loggers Way and 194 metres of frontage on Mississippi Drive. The second lot along the waterfront has 1,336 metres of shoreline frontage with no road frontage and is 89,156 square metres. The lot to be enlarged, 5417 Loggers Way does not have direct road frontage, but there is an established easement over the property at 171 Dewolfe Street, for access to the public street. The lands to be severed from the waterfront lot include lands where the existing dwelling at 5417 Loggers Way encroaches onto the lands to be severed, which would be corrected by this lot addition; the other lands for lot addition are

currently vacant with no intentions of development at this time, but will aid in bringing the lot to be enlarged into better compliance with the City's Zoning By-law. The lands located to the North of 171 Dewolfe Street are smaller residential lots with vacant rural lands to the East and South and the Ottawa River located to the West. Due to the proximity to the Ottawa River parts of the properties fall within the Floodplain and Wetland areas as identified on the Mississippi Valley Conservation Authority Mapping and within the Natural Heritage System Core Area with Significant Wetlands on Schedule C11-A of the Official Plan.

### **PROVINCIAL POLICY STATEMENT, 2020**

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the *Planning Act* and came into effect May 1, 2020, replacing the Provincial Policy Statement issued April 30, 2014. The PPS provides policy direction on matters of Provincial interest relating to land use planning while providing for appropriate development that protects resources of provincial interest, public health and safety and the quality of the natural and built environment.

**Section 1.0** speaks to efficient land use and development patterns to support sustainability through the promotion of strong, liveable, healthy and resilient communities. The subject land adheres to this policy as the proposed lot additions to the single lot will bring all of the existing development onto one lot and correct some existing encroachments while not negatively affecting the surrounding natural features, aiding in increasing the function and viability of the undersized lot to be enlarged, and maintaining compatibility with the area. The creation of one new residential lot will contribute to the supply of housing in the City of Ottawa.

**Section 1.1.4** speaks to Rural Areas and the importance of leveraging rural assets and amenities and protecting the environment as a foundation for a sustainable economy. With the exception of the development encroachment from 5417 Loggers Way, the two subject lots are currently vacant with a single driveway/easement through 171 Dewolfe Street for access to the lot to be enlarged at 5417 Loggers Way. There is no proposed development to take place on the retained lands at this time, with the lot additions aiding in slightly increasing the smaller lot to bring all of the encroaching development onto one lot. The lot additions will have no effect on the rural character or amenities and will continue to preserve the biodiversity and ecological benefits of the area as the severances are small with no development taking place at this time. The creation of a new building lot on Dewolfe Street would be appropriate for the rural area.

**Section 1.1.5** speaks to Rural Lands, where the subject properties would fall. Permitted uses include residential development. The lot additions will enlarge a developed undersized lot and remove the encroachment issue. The new building lot on Dewolfe Street would be intended for residential uses.

**Section 1.2.6** speaks to land use compatibility and ensuring the intended uses blend in with the surrounding community. The subject land falls within the Rural Countryside of the Official Plan with close proximity to villages known as Galetta and Fitzroy. The proposed severances will not create any land use conflicts with the surrounding area and will continue to blend in with the other rural residential lots located to the North on Dewolfe Street.

**Section 1.4** speaks to Housing. The lot to be enlarged has a dwelling on it, but the lot is undersized and the dwelling and accessory building encroach onto the abutting lot; the lot additions will increase its viability to accommodate future servicing if needed. The creation of a new building lot on Dewolfe Street will increase the range and mix of residential uses along an established maintained road. The retained lands will continue to have potential for future residential development which is not impacted by the lot additions.

**Section 1.6** speaks to infrastructure and public service facilities. The severances will not require the addition of private individual wells or septic systems, as the severed parcels will be added to an existing developed lot. Municipal services are not available in proximity to the subject lands. Any future development will continue to occur on individual wells and septic systems including on the new residential lot.

**Section 2.0** of the PPS speaks to the Wise Use and Management of Resources with policies for Natural Heritage in **Section 2.1**. The subject property contains a mix of Provincially Significant and Locally Significant Wetlands. The new building lot on Dewolfe Street has been delineated to fall outside of existing natural heritage features or areas. The lands to be enlarged at 5417 Logger's Way are located outside of any wetland areas as is the proposed severance from 171 Dewolfe Street. The waterfront property to be severed does contain a Provincially Significant Wetland. The proposed 282sqm lot addition has been delineated to avoid new lot lines extending into the PSW. This severance is intended to fix an encroachment issue with the existing cottage at 5417 Logger's Way. No new development is proposed ensuring the natural features are protected for the long term (Sec. 2.1.1) maintaining the long term ecological function of the feature (Sec. 2.1.2). No development or site alteration is proposed within significant wetland, woodland, valleyland, wildlife habitat, or areas of natural and scientific interest (Sec. 2.1.5). No site alteration is proposed on adjacent lands to these natural features (Sec. 2.1.8). EIS reports



have been completed in support of the proposed severances and will be outlined later in this report.

**Section 2.2** of the PPS speaks to Water with the goal to protect, improve or restore the quality and quantity of water. The proposed lot addition severances will enlarge an existing developed lot close to the Ottawa River. The lot enlargement, and the new lot creation, will not result in new development that could have potential impacts, including cross-jurisdictional impacts with Quebec, on the River (Sec. 2.2.1[b]). Linkages between the River and any on-site surface or groundwater resources will not be impacted by enlargement of a developed parcel (Sec. 2.2.1[e]). The subject properties would be serviced with private wells as needed, while the lot to be enlarged has an existing well. Some of the addition lands fall within regulated areas of the Conservation Authority; however, no new development is proposed as the lot additions will enlarge an existing, developed property. The new lot has been delineated to fall beyond the regulated areas.

**Section 2.3** speaks to Agriculture. There are no agricultural activities on or within proximity to the properties that would be affected by the lot additions.

**Section 2.4** speaks to Minerals and Petroleum. There are no known mineral or petroleum resources on or within proximity to the subject properties that would be impacted by the proposed lot additions.

**Section 2.5** speaks to Mineral Aggregate Resources. There are no identified aggregate resources on or within proximity to the site that would be affected by the lot additions.

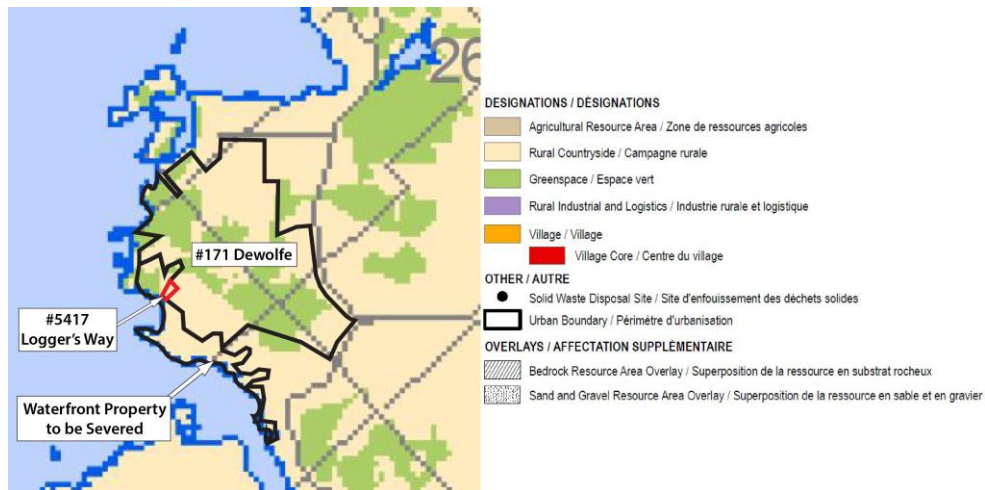
**Section 2.6** speaks to Cultural Heritage and Archaeology. There is no known cultural heritage or archaeological resources on or within proximity to the site.

**Section 3.0** of the PPS speaks to Protecting Public Health and Safety with policies related to natural and man-made hazards. The property does contain areas which fall within the identified floodplains by the Mississippi Valley Conservation Authority. Although part of the proposed severances falls within the identified floodplain area, there is no proposed development to take place within these areas, consistent with the policies. The site does not present any known human-made hazards and there have been no documented sources of contamination on the property.

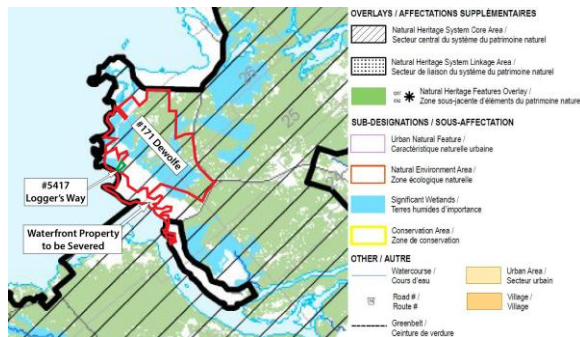
Overall, the proposed severances for the creation of a new lot and two concurrent lot additions to an existing, undersized residential lot at 5417 Logger’s Way is consistent with the policies in the Provincial Policy Statement (PPS) 2020.

**CITY OF OTTAWA OFFICIAL PLAN (BY-LAW 2021-386)**

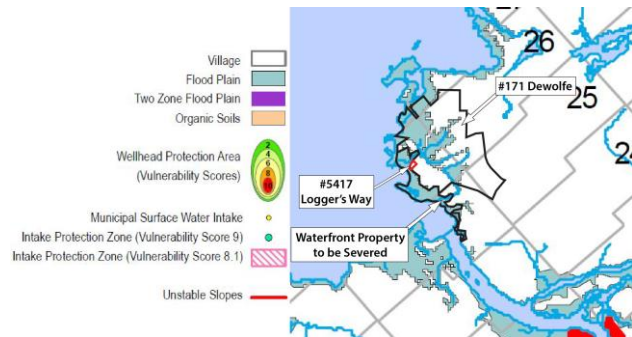
The Official Plan sets forth broad policies that will help govern growth and change in Ottawa, as well as specific policies dependent upon land use designations. The lands to be severed are designated Rural Countryside and Greenspace on the City of Ottawa Official Plan Schedule B9 – Rural Transect. The recipient lot at 5417 Logger’s Way is designated Rural Countryside (See Figure 2). Schedule C11-A – Natural Heritage System (West) to the Official Plan identifies the various properties within a Natural Heritage System Core Area. Within this Core Area are identified Natural Heritage Features Overlays and Significant Wetlands (See Figure 3). The lands fall outside of any wellhead or intake protection areas, but portions of the properties are shown as having Flood Plain areas pursuant to Official Plan Schedule C15 – Environmental Constraints.



**Figure 2 – City of Ottawa Official Plan Schedule B9 – Rural Transect**



**Figure 3 – City of Ottawa Official Plan Schedule C11-A – Natural Heritage System (West)**



**Figure 4 – City of Ottawa Official Plan Schedule C15 – Environmental Constraints**

**Section 4.0** of the City of Ottawa Official Plan speaks to City-Wide Policies. The section addresses topics like mobility, housing, parks and recreation, urban design, and schools to name a few. Consent policies relating to lot addition severances, or severances in general, are not significantly affected by the policies of Section 4.0, with the exception of contributing to the supply of lots for housing.

**Section 4.7** of the Official Plan speaks to Drinking Water, Wastewater and Stormwater Infrastructure. The residential development on the property at 5417 Logger's Way has existing private servicing that will remain with the lot. The lot addition severances will not result in any impacts on existing drainage systems (Sec. 4.7.1.3[a]). The new lot fronting to Dewolfe Street will have sufficient lands for the provision of private services. No additional runoff or increased stormwater flows are anticipated from the severance (Sec. 4.7.1.6[a]). The site is not connected to municipal servicing or stormwater infrastructure.

**Section 5.0** of the Official Plan speaks to the various Transects. Greenbelt and Rural Transect area policies are found in **Section 5.5**. Current development at 5417 Logger's Way is low-rise. New severances applications to enlarge the property will maintain the low-rise nature of development (Sec. 5.5.1.1). Buildings and parking areas are set back from the private road frontage. An existing driveway provides access to the lot to be enlarged. No new access points are required aiding in the maintenance of the rural character in the area (Sec. 5.5.1.1c). The severances can be supported on current infrastructure would utilize the current rural pattern of built form and site design. The new lot severance would maintain the low-rise nature of the area with sufficient land to set buildings and services back from the road. A new residential access would be required along Dewolfe Street which has lower frequencies of traffic given the location. A new lot severance and concurrent lot addition severances to increase the size of 5417 Logger's Way would be consistent with the uses permitted in the Greenbelt and Rural Transects.

**Section 5.6.4** of the Official Plan speaks to Natural Heritage Overlays. The City has two different overlays as shown on Schedule C11-A, a Natural Heritage System Overlay and a Natural Heritage Features Overlay. The three properties involved in the severance proposal all fall within a Natural Heritage System Core Area with large amounts of Natural Heritage Features Overlay identified within this core area. The proposed lot additions will enlarge a developed lot. The new lot off Dewolfe Street is located in an area outside of natural heritage constraints per the completed EIS report. Any new development or site alteration proposed will be adequately separated from natural heritage ensuring the integrity, biodiversity and ecosystem services of the area are maintained (Sec. 5.6.4.1.1[a]). An Environmental Impact Statement has been provided in support

of the lot additions adjacent to the natural heritage features and the new lot on Dewolfe (Sec. 5.6.4.1.4). The EIS will ensure any development or site alteration proposed within the Natural Heritage System Core Area will protect natural features for the long term meeting the intent of the Natural Heritage Overlays in the Official Plan.

**Section 7.0** of the Official Plan sets forth Greenspace Designation policies. Pursuant to the Official Plan “the Greenspace designation identifies a network of public parks, other spaces within the public realm and natural lands that collectively provide essential ecosystem services to Ottawa’s residents, support biodiversity, climate resilience, recreation and healthy living.” As seen in Figure 4 the recipient lot of the two lot additions, 5417 Logger’s Way, is outside of the Greenspace designation. The lands to be severed from 171 Dewolfe Street do not contain Greenspace designation. The 282sqm of land to be severed from the vacant waterfront lot has been delineated to avoid the wetland areas and thus will occur outside the Greenspace designation (See Figure 5).

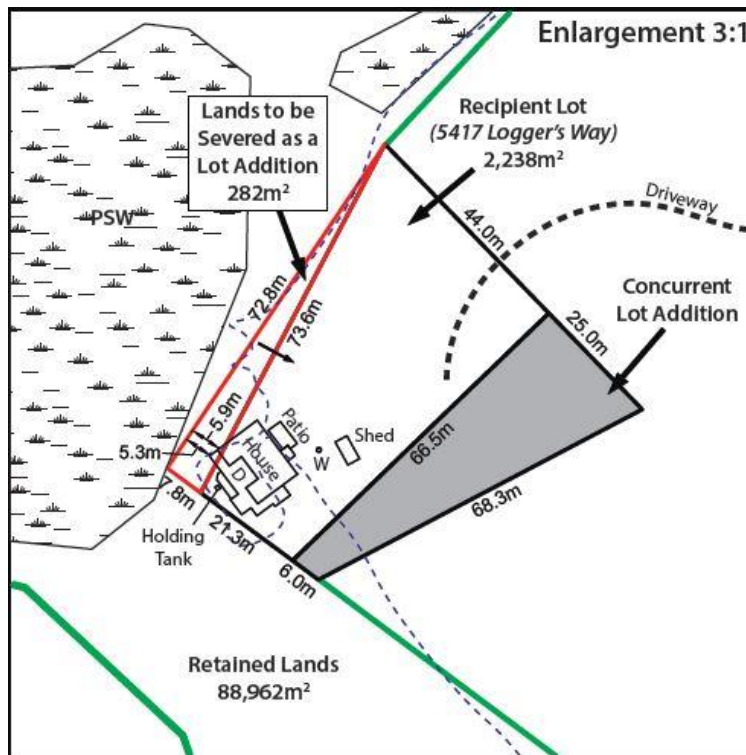


Figure 5 – Excerpt of Sketch Enlargement

The greenspace designations as shown on Schedule B9 to the Official Plan include several sub-designations for parks, open space, urban natural features, significant wetlands, natural environment areas, and conservation areas (Sec. 7.1.1) explaining why part of the waterfront is

designated Greenspace. The Official Plan states in Section 7.1.3 *“lot creation shall not be permitted within the Greenspace designation and associated sub-designations, to protect and maintain their overall integrity and character.”* The proposed lot and concurrent lot additions have been delineated to avoid lot creation/lot line adjustments within the Greenspace designation.

**Section 7.3.2** of the Official Plan provides additional policy requirements for the Significant Wetlands designation as identified on Schedule C-11A. Section 7.3.2(e) states *“development, lot line adjustments and site alteration are not permitted in significant wetlands.”* The new lot fronting to Dewolfe Street falls well beyond the identified wetland areas on the property. The lot addition severance from the vacant waterfront lot as presented would not include any portion of the wetland area. No development or site alteration is proposed within the wetland features. To support the proposed lot additions an EIS was completed by Gemtec Consulting Engineers stating the lot additions would have no negative impacts on the natural features in the area (Sec. 7.3.2[h]). As the lot is developed with no plans for new buildings or site alteration the proposed lot additions would meet the intent of the City of Ottawa Official Plan with respect to protection of natural features and areas.

**Section 9.0** of the Official Plan speaks to Rural Designations with policies for the Rural Countryside designation found under **Section 9.2**. The designation supports a variety of low-intensity uses suited for the rural areas, including limited low-density residential development. The new lot and lands to be enlarged are not located within an historic settlement (Sec. 9.2.3[a]), is not resulting in infill (Sec. 9.2.3[b]), and is not in a plan of subdivision (Sec. 9.2.3[c]). Section (Sec. 9.2.3[e]) states in all circumstances:

- i. The proposed and retained lots have frontage on an open, maintained public road;*

The lands to be enlarged at 5417 Logger’s Way and the vacant waterfront parcel both gain access from a private lane off of Logger’s Way. The access and frontage setup for these two lots would not change. The new severed lot fronting to Dewolfe would have frontage on an open, maintained road. The retained property at 171 Dewolfe Street will maintain road frontage on Dewolfe Street.

- ii. The proposed and retained lots can be adequately serviced without impacting existing private services on adjacent lots;*

The recipient lot at 5417 Logger's Way is already developed on private servicing. The new lot on Dewolfe could be serviced without impacting abutting lots. The vacant waterfront lot and the lot at 171 Dewolfe Street do not have any existing or proposed private services but are sufficiently large to support future servicing at the time of development. The existing servicing of nearby residential properties would not be affected.

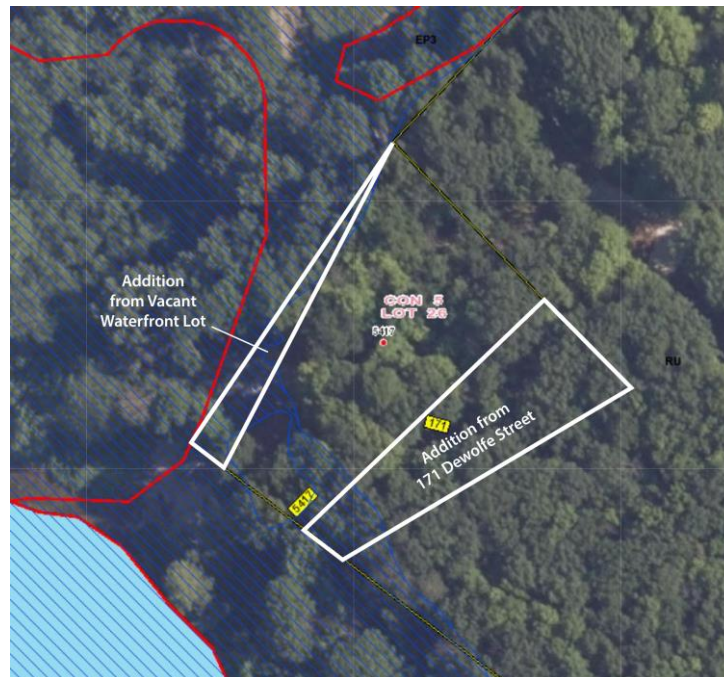
- iii. The city may require development on the lot to be directed to areas away from mature vegetation or natural features. Where the proposed lot is located in an area with mature vegetation or natural features, a development agreement may be required as a condition of severance to ensure the protection of these natural features. The development agreement shall be informed by the conclusions and recommendations of an Environmental Impact Study; and*

The new lot fronting to Dewolfe falls outside of areas containing mature vegetation or natural features. Some tree removal may be required to support new development, however the supporting EIS report supports development here. The recipient lot at 5417 Logger's Way is already fully developed with a residential dwelling and private servicing. Recommendations relating to natural heritage set forth in the completed EIS reports could be implemented through an agreement if needed.

- iv. Except for c) (country lot subdivision) above, no more than two lots have been created from a lot in existence on May 14, 2003.*

The property is eligible for an additional lot creation under the current policies. The two lot additions would be considered technical severances that would not count toward the lot creation limit per the Official Plan. Overall, the proposal would be consistent with the lot creation policies of the Rural Countryside designation.

**Section 10** of the Official Plan speaks to Protection of Health and Safety. This section applies as part of all three properties involved contains flood plain mapping (See Figure 6). The area of the existing dwelling at 5417 Logger's Way is outside of the flood plain, but part of the south/southwest side of the property has flood plain identified. A portion of the addition from 171 Dewolfe Street contains flood plain, while the entire addition from the vacant waterfront lot is shown as floodplain. The lot additions are logical in these circumstances as they enlarge an existing undersized residential lot and correct the encroachment across lot lines, without requiring any new development. The new residential building lot proposed along Dewolfe Street falls entirely outside of the floodplain areas on-site.



**Figure 6 – Excerpt from GeoOttawa Showing the Flood Plain in Relation to the Lot Additions**

Though the severed parcels and recipient lot contain flood plain areas, no new development or site alteration is proposed within the flood plain or erosion hazard areas (Sec. 10.1.1.1). The property at 5417 Logger's Way has road access falling outside of flood plain areas. The lot would not be rendered inaccessible to people and vehicles during times of flooding (Sec. 10.1.1.2). The site does not contain unstable soils or bedrock (10.1.4), does not pose wildland fire hazards (10.1.5), does not have contaminated areas (10.1.6), is not used for waste disposal or located close to a waste disposal facility (10.1.7), is not used as a snow disposal facility (10.1.8), does not contain gas pipelines (10.1.9), and does not contain abandoned mineral or petroleum resource operations (10.1.10). The Consent would be consistent with the policies of Section 10 of the Official Plan.

The proposed Consents for concurrent lot additions to 5417 Logger's Way is appropriate for lands within the Rural Transect, will preserve local natural heritage, and will protect health and safety of residents or visitors to the City. Overall, the proposed consents meet the intent of the policies of the City of Ottawa Official Plan.

**CITY OF OTTAWA ZONING BY-LAW 2008-250**

The recipient lot at 5417 Logger's Way is zoned Rural Countryside (RU) with an overlay for floodplain on the southern portion of the property pursuant to the GeoOttawa Online GIS mapping for the City. The property at 171 Dewolfe Street is zoned Rural Countryside (RU) and Environmental Protection Subzone 3 (EP3) with overlays for flood plain. The lands to be severed as a lot addition from 171 Dewolfe Street are zoned Rural Countryside (RU) with flood plain on the southern portion of the addition. The vacant waterfront lot is zoned Rural Countryside (RU) and Environmental Protection Subzone 3 (EP3) with overlays for flood plain. The lands to be severed as an addition to 5417 Logger's Way are entirely RU lands and do not contain any EP3 zoned lands.

**Part 2** (Sections 55 – 75) of the Zoning By-Law sets forth General Provisions applicable to development within the City. Section 58 provides policies for Flood Plain Hazard Overlays as identified on portions of all three properties involved in the proposed consent applications. No new development would be proposed within the areas identified as flood plain overlay (Sec. 58[1]). The existing use of 5417 Logger's Way is permitted in the underlying zone. Nothing in the policies of Section 58 would prohibit the two technical severances as presented nor the creation of a new building lot on Dewolfe outside of the flood plan hazards.

**Part 3** (Sections 76 – 99) of the Zoning By-Law speak to Specific Use Provisions for a number of different land uses. This part of the Zoning By-Law does not contain any policies or provisions that need to be addressed as part of the Consent applications proposed. Similarly, the parking, queuing and loading provisions of Part 4 and the Residential Provisions of Part 5 of the Zoning By-Law do not contain policies applicable to the proposed lot additions.

**Part 9** (Sections 183 – 184) of the Zoning By-Law provides policies for Environmental Zones. The EP3 subzone is addressed under Section 184. Given the new lot and proposed lot additions fall outside of the EP zoned lands this section will not be addressed further in this report.

**Part 13** (Sections 211 – 236) speak to the various Rural Zones within the City. Policies for the Rural Countryside Zone are found under Sections 227 and 228. The purpose of the zone is to:

1. *accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa's countryside, in areas designated as General Rural Area, Rural Natural Features and Greenbelt Rural in the Official Plan;*



2. *recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and*
3. *regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.*

The proposed severances will not cause any conflict with the intent of the By-law. The minimum lot size for a residential lot in the RU zone is 8000m<sup>2</sup>. While the lot additions will not bring the property at 5417 Loggers Way into compliance with minimum lot size they will enlarge an undersized lot and bring it closer to compliance. The recipient lot is already developed and the proposed lot additions will help to accommodate continued residential use. By ensuring the provincially significant wetland areas are not included in the lot addition from the waterfront landholding compatibility between the residential use and natural feature will be maintained with respect for the overall rural context. Pursuant to Section 227 a detached dwelling is a permitted use for 5417 Logger's Way.

**Table 227** of the Zoning By-Law sets forth the RU zone provisions for development. The minimum required interior side yard setback for Other Uses is listed as 5.0 metres. Currently, a portion of the dwelling and attached deck are over the side lot line pursuant to a draft survey completed by Callon Dietz. If the additions to the property at 5417 Logger's Way are approved the resulting side yard setbacks for the dwelling and attached deck would be 5.9 metres and 5.3 metres respectively bringing the development into compliance with the side yard setback.

Overall, the new lot and proposed lot additions from 171 Dewolfe Street and the vacant waterfront landholding will comprise RU zoned lands avoiding the EP3 zoned areas where significant wetlands are located. The resulting enlargement of 5417 Logger's Way will bring it into better compliance with the RU zone provisions of the Zoning By-Law.

#### **SUPPORTING STUDIES – ENVIRONMENTAL IMPACT STATEMENT**

An EIS report has been completed in support of the concurrent lot additions by Gemtec Consulting Engineers and Scientists Ltd. A separate report has been completed for the new lot fronting to Dewolfe Street. A desktop review and field visit were completed to assess for any species-at-risk occurring on-site. Several natural heritage features and wildlife areas were identified within the overall study limit with some potential for SAR species to occur. The recipient lot at 5417 Logger's Way is already fully developed with a single dwelling on private services. The lot additions through Consent are not anticipated to negatively impact existing

natural features. Any potential impacts would be related to future development of either retained parcel.

Potential impacts to natural heritage features on-site can be mitigated through a development envelope and setbacks from natural heritage features. Impacts to local wetlands and fish habitats can be mitigated with the proposed 30 m setback in conjunction. Impacts to provincially significant wetlands, significant wildlife habitat, and SAR habitat can be mitigated with a 50m setback from the provincially significant wetland feature. Given the proposed development and minimal impact potential to Blanding's turtle and their habitat, it is GEMTEC's opinion that standard avoidance and mitigation measures will be sufficient. Reptile and amphibian exclusion fencing should be installed around all future construction areas prior to any development or site alteration.

The proposed severance application and additions complies with the natural heritage policies of the Provincial Policy Statement and the City of Ottawa Official Plan. No negative impacts to identified natural heritage features or their ecological functions are anticipated due to the proposed land severances for lot addition if all mitigation measures in Section 7 are enacted, and best management practices followed.

## **SUMMARY**

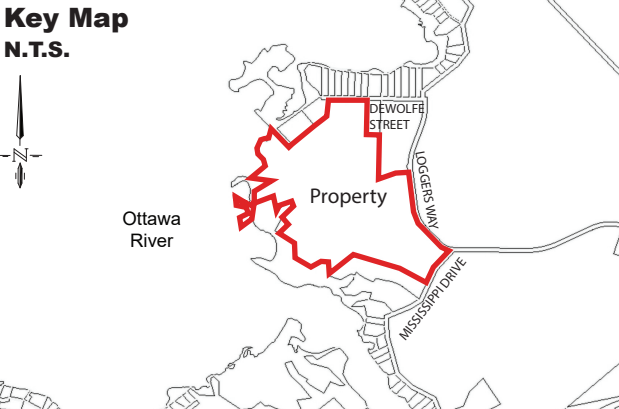
The applicant is seeking three separate consents on two different lots owned by Kingdon Holdings Limited and 1823023 Ontario Inc., both owned by Douglas Johnston. The purpose of two of the severances is to enlarge an existing, undersized, developed residential lot at 5417 Logger's Way. The third severance will create a new 0.8 ha residential lot fronting to Dewolfe Street. The applications are consistent with the policies in the 2020 Provincial Policy Statement, and meet the intent of the policies in the City of Ottawa's Official Plan. The resulting additions will increase the size of an undersized rural lot from 2,238sqm to 3,536sqm in size while avoiding lot lines through the nearby provincially significant wetland feature. The existing dwelling and attached deck, currently falling over the lot line, will be brought into compliance with the required side yard setback of the RU zone.

Should you require any additional information please do not hesitate to contact the undersigned.  
All respectfully submitted by:



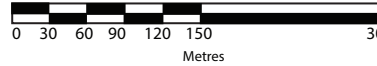
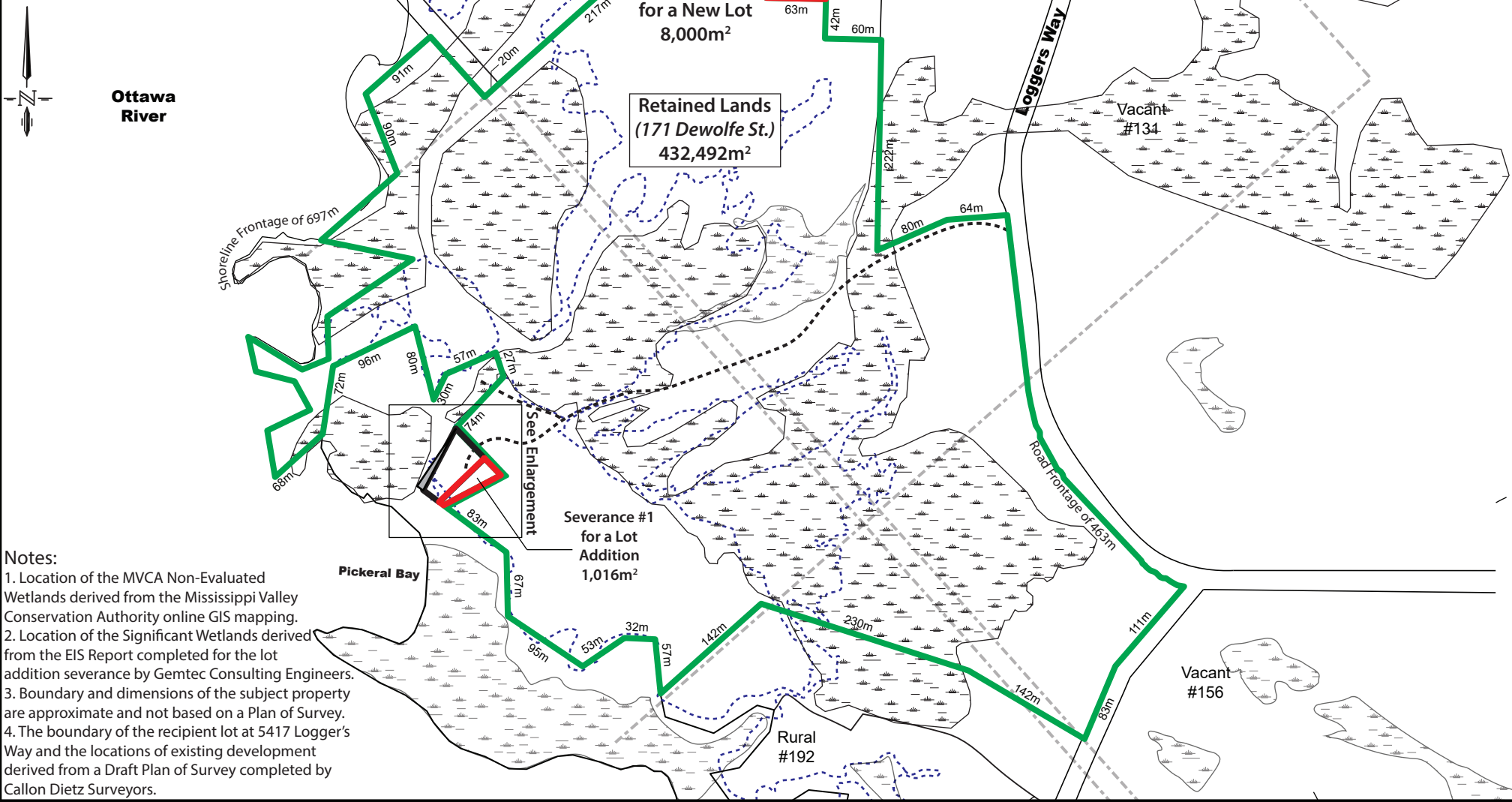
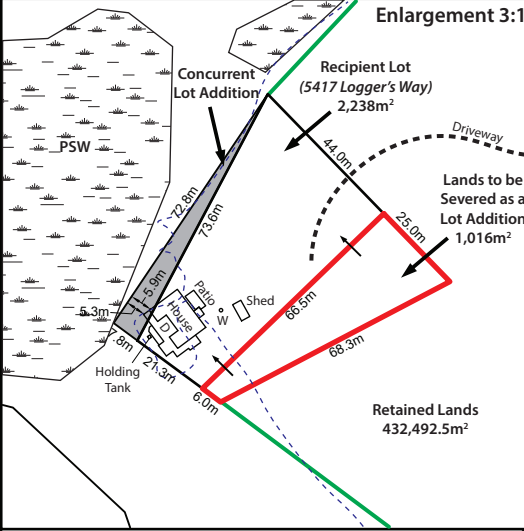
Tracy Zander, M.Pl, MCIP, RPP

**1823023 Ontario Inc. Sketch for a New Lot and Lot Addition**  
 171 Dewolfe Street  
 Part Lots 25 - 27, Concession 5  
 Part Lots 25 - 27, Concession 6  
 Geographic Township of Fitzroy  
 CITY OF OTTAWA



**Legend**

- Lands to be Severed
- Lands to be Retained
- Recipient Lot
- Provincially Significant Wetlands
- Non-Evaluated Wetlands
- - - - Floodplain
- - - - MVCA Regulation Limit

**Notes:**

1. Location of the MVCA Non-Evaluated Wetlands derived from the Mississippi Valley Conservation Authority online GIS mapping.
2. Location of the Significant Wetlands derived from the EIS Report completed for the lot addition severance by Gemtec Consulting Engineers.
3. Boundary and dimensions of the subject property are approximate and not based on a Plan of Survey.
4. The boundary of the recipient lot at 5417 Loggers Way and the locations of existing development derived from a Draft Plan of Survey completed by Callon Dietz Surveyors.

**Version Date: July 22, 2024**

File No. 22-256      Drawn By: CC

**ZANDERPLAN**  
 Your rural land planning experts  
 40 Sunset Boulevard, Perth, ON K7H 2Y4      613-264-9600

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent Application

Panel 3  
Tuesday, October 1, 2024  
9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive  
and by videoconference

**Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.**

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

*Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.*

**File Nos.:** D08-01-24/B-00169  
**Application:** Consent under section 53 of the *Planning Act*  
**Applicants:** Kingdon Holdings Limited  
**Property Address:** 195 Dewolfe Street  
**Ward:** 5 – West Carleton-March  
**Legal Description:** Parts of Lots 25 and 26, Concession 5, Fitzroy  
**Zoning:** RU and EP3  
**Zoning By-law:** 2005-250

### APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicants want to convey a portion of their property to the abutting property to the east, known municipally as 5417 Loggers Way.

### CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicants require the Committee's consent for a lot line adjustment.

The severed land is shown on a sketch filed with the application. This lot is landlocked with an irregular depth and has an area of 282 square metres. This vacant land will be merged with the abutting property to the east, known municipally as 5417 Loggers Way.

The retained land shown on said sketch has no road frontage, an irregular depth, and an area of 8.89 hectares. This vacant lot is known municipally as 195 Dewolfe Street.

The property is not the subject of any other current application under the *Planning Act*.

### **FIND OUT MORE ABOUT THE APPLICATION(S)**

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

### **HOW TO PARTICIPATE**

**Submit written or oral comments before the hearing:** Email your comments to [cofa@ottawa.ca](mailto:cofa@ottawa.ca) at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

**Register to Speak at the hearing at least 24 hours before** by contacting the Committee Coordinator at 613-580-2436 or at [cofa@ottawa.ca](mailto:cofa@ottawa.ca). You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

### **ALL SUBMITTED INFORMATION BECOMES PUBLIC**

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the

hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

### COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: September 13, 2024



*Ce document est également offert en français.*

**Committee of Adjustment**  
City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7  
[Ottawa.ca/CommitteeofAdjustment](https://Ottawa.ca/CommitteeofAdjustment)  
[cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
613-580-2436



**Comité de dérogation**  
Ville d'Ottawa  
101, promenade Centrepointe  
Ottawa ON K2G 5K7  
[Ottawa.ca/Comitedederogation](https://Ottawa.ca/Comitedederogation)  
[cded@ottawa.ca](mailto:cded@ottawa.ca)  
613-580-2436

## AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

### Demande d'autorisation

**Groupe 3**  
**Mardi 1<sup>er</sup> octobre 2024**  
**9 h**

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe  
et par vidéoconférence**

**Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.**

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

*Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.*

**Dossier :** D08-01-24/B-00169  
**Demande :** Autorisation en vertu de l'article 53 de la *Loi sur l'aménagement du territoire*  
**Requérante :** Kingdon Holdings Limited  
**Adresse municipale :** 195, rue Dewolfe  
**Quartier :** 5 – West Carleton-March  
**Description officielle :** Parties des lots 25 et 26, concession 5, Fitzroy  
**Zonage :** RU et EP3  
**Règlement de zonage :** n° 2008-250

### PROPOSITION DE LA REQUÉRANTE ET OBJET DE LA DEMANDE :

La requérante souhaite céder une partie de son bien-fonds à la propriétaire du bien-fonds voisin à l'est, situé au 5417, voie Loggers.

### AUTORISATION REQUISE :

La requérante nécessite l'autorisation du Comité en vue d'un redressement de ligne de lot.

Le terrain morcelé est représenté sur un croquis déposé avec la demande. Il s'agit d'un terrain enclavé de profondeur irrégulière ayant une superficie de 282 mètres carrés. Ce terrain vacant sera fusionné avec la propriété contiguë à l'est, située au 5417, voie Loggers.

Le terrain conservé, indiqué sur ledit croquis, n'a pas de façade sur rue. Il a une profondeur irrégulière et une superficie de 8,89 hectares. Ce lot vacant est situé au 195, rue Dewolfe.

La propriété en question ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

## POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

## COMMENT PARTICIPER

**Présentez vos observations écrites ou orales avant l'audience** : Veuillez faire parvenir vos observations par courriel à [cded@ottawa.ca](mailto:cded@ottawa.ca) au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

**Inscrivez-vous au moins 24 heures à l'avance** en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à [cded@ottawa.ca](mailto:cded@ottawa.ca). Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.



## TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

### COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 13 septembre 2024



*This document is also available in English.*

#### Committee of Adjustment

City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7

[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)

[cofa@ottawa.ca](mailto:cofa@ottawa.ca)

613-580-2436



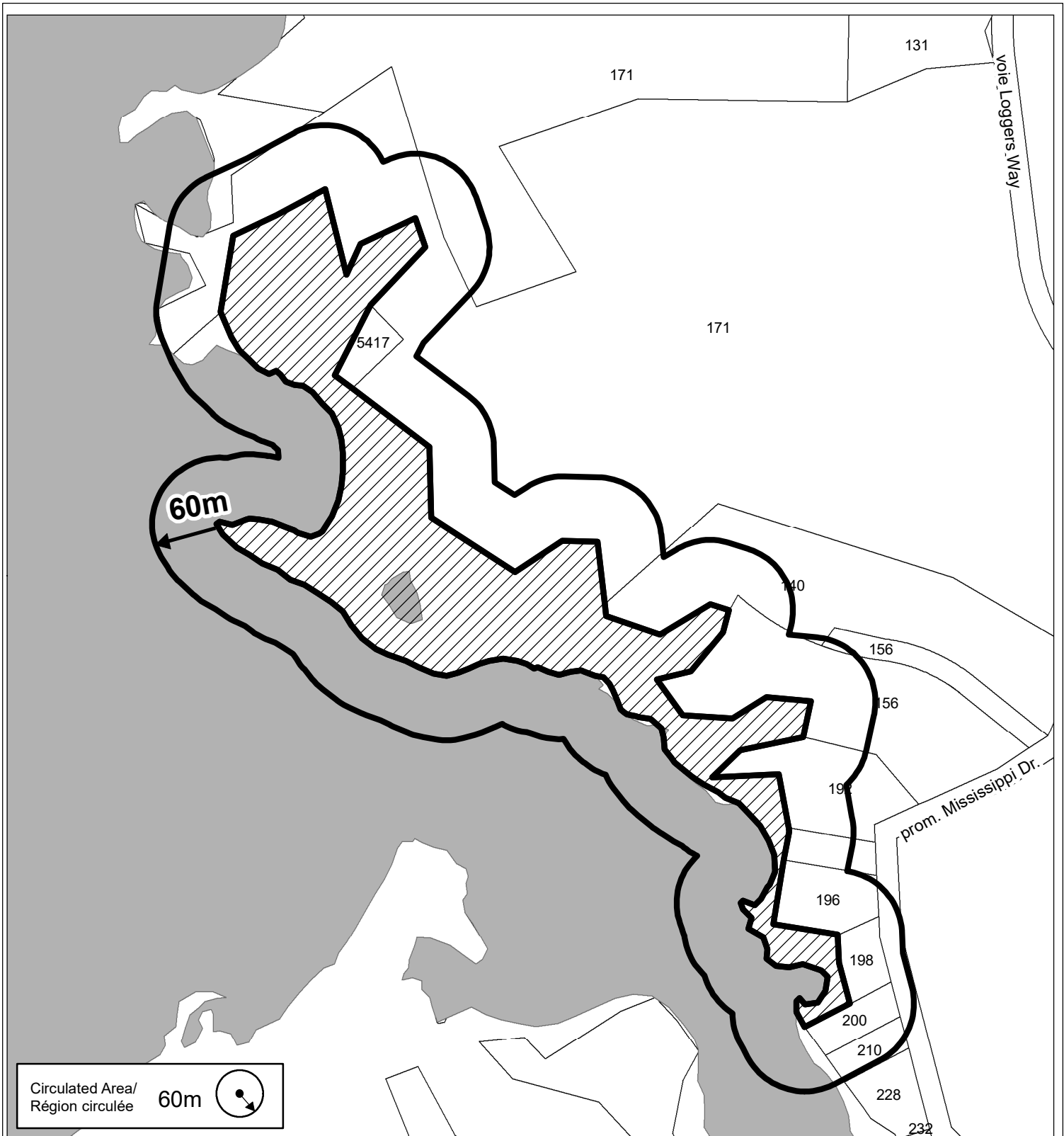
#### Comité de dérogation


Ville d'Ottawa  
101, promenade Centrepointe  
Ottawa ON K2G 5K7

[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)

[cded@ottawa.ca](mailto:cded@ottawa.ca)

613-580-2436



Circulated Area/  
Région circulée 60m 

 **Committee of Adjustment**  
**Comité de dérogation**

**CIRCULATION MAP /**  
**PLAN DE CIRCULATION**



**SUBJECT LAND / TERRE EN QUESTION**

**195 rue Dewolfe St.**

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**NOT TO SCALE**  
**NON À L'ÉCHELLE**

June 6, 2024

This document is presented in the language it was provided.  
Ce document est présenté dans la langue dans laquelle il a été fourni.

Committee of Adjustment  
City of Ottawa  
101 Centrepointe Drive  
Nepean, ON  
K2G 5K7

**Committee of Adjustment**  
Received | Reçu le

2024-08-19

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

**RE: Concurrent Applications for a New Lot and Two Lot Additions  
171 Dewolfe Street, and a Vacant Waterfront Landholding  
Lot 25, 26 & 27, Concession 5 & 6  
Geographic Township of Fitzroy  
City of Ottawa  
Owners: Kingdon Holdings Limited and 1823023 Ontario Inc (c/o Doug Johnston)**

Dear Committee Members,

ZanderPlan Inc. has been retained by the property owner to assist with three consent applications for a new lot and two lot additions from two different lots owned by Kingdon Holdings Limited and 1823023 Ontario Inc. respectively, both companies owned / represented by Douglas Johnston. The Consent for a new lot will seek to create a new 0.8 ha parcel fronting to Dewolfe Street. The two lot additions will enlarge a small residential lot known as 5417 Loggers Way, falling between the two lots owned by the applicant. The first lot addition will be from the lot known as 171 Dewolfe Street measuring 1,016 square metres leaving a retained parcel of 432,492 square metres. The second lot addition severance will measure 282 square metres in size taken from the waterfront property owned by Kingdon Holdings Limited as identified on the sketch provided, leaving a retained parcel of 88,962 square metres. Combined, both lot additions will total 1,298 square metres. The resulting lot additions will enlarge the property at 5417 Loggers Way to a new lot size of 3,536 square metres. The property at 5417 Loggers Way currently has an existing dwelling and accessory buildings which encroach onto the abutting lands owned by Doug Johnston, necessitating the need for the lot additions. All the lands fall within the Rural Countryside and Greenspace designations of the City of Ottawa Official Plan and are zoned as Rural Countryside and Environmental Protection sub-zone 3 in the City of Ottawa's Zoning By-Law.

**SITE LOCATION**

The subject lots are located off of Dewolfe Street and Loggers Way with one of the proposed severances taking place on the property known as 171 Dewolfe Street. The lot to be enlarged has a civic address of 5417 Loggers Way and does not have any road frontage, gaining access via an existing easement, while the waterfront property has no known address at this time. The properties fall within Lots 25, 26 and 27 of Concessions 5 and 6 within the Geographic Township of Fitzroy, in the Rural Countryside of the City of Ottawa (Figure 1).



**Figure 1 – Aerial Photo of the Subject Properties and Lot to be Enlarged**

The lot known as 171 Dewolfe Street is 449,503 square metres and has 183 metres of frontage on Dewolfe Street, 463 metres of frontage on Loggers Way and 194 metres of frontage on Mississippi Drive. The second lot along the waterfront has 1,336 metres of shoreline frontage with no road frontage and is 89,156 square metres. The lot to be enlarged, 5417 Loggers Way does not have direct road frontage, but there is an established easement over the property at 171 Dewolfe Street, for access to the public street. The lands to be severed from the waterfront lot include lands where the existing dwelling at 5417 Loggers Way encroaches onto the lands to be severed, which would be corrected by this lot addition; the other lands for lot addition are

currently vacant with no intentions of development at this time, but will aid in bringing the lot to be enlarged into better compliance with the City's Zoning By-law. The lands located to the North of 171 Dewolfe Street are smaller residential lots with vacant rural lands to the East and South and the Ottawa River located to the West. Due to the proximity to the Ottawa River parts of the properties fall within the Floodplain and Wetland areas as identified on the Mississippi Valley Conservation Authority Mapping and within the Natural Heritage System Core Area with Significant Wetlands on Schedule C11-A of the Official Plan.

### **PROVINCIAL POLICY STATEMENT, 2020**

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the *Planning Act* and came into effect May 1, 2020, replacing the Provincial Policy Statement issued April 30, 2014. The PPS provides policy direction on matters of Provincial interest relating to land use planning while providing for appropriate development that protects resources of provincial interest, public health and safety and the quality of the natural and built environment.

**Section 1.0** speaks to efficient land use and development patterns to support sustainability through the promotion of strong, liveable, healthy and resilient communities. The subject land adheres to this policy as the proposed lot additions to the single lot will bring all of the existing development onto one lot and correct some existing encroachments while not negatively affecting the surrounding natural features, aiding in increasing the function and viability of the undersized lot to be enlarged, and maintaining compatibility with the area. The creation of one new residential lot will contribute to the supply of housing in the City of Ottawa.

**Section 1.1.4** speaks to Rural Areas and the importance of leveraging rural assets and amenities and protecting the environment as a foundation for a sustainable economy. With the exception of the development encroachment from 5417 Loggers Way, the two subject lots are currently vacant with a single driveway/easement through 171 Dewolfe Street for access to the lot to be enlarged at 5417 Loggers Way. There is no proposed development to take place on the retained lands at this time, with the lot additions aiding in slightly increasing the smaller lot to bring all of the encroaching development onto one lot. The lot additions will have no effect on the rural character or amenities and will continue to preserve the biodiversity and ecological benefits of the area as the severances are small with no development taking place at this time. The creation of a new building lot on Dewolfe Street would be appropriate for the rural area.

**Section 1.1.5** speaks to Rural Lands, where the subject properties would fall. Permitted uses include residential development. The lot additions will enlarge a developed undersized lot and remove the encroachment issue. The new building lot on Dewolfe Street would be intended for residential uses.

**Section 1.2.6** speaks to land use compatibility and ensuring the intended uses blend in with the surrounding community. The subject land falls within the Rural Countryside of the Official Plan with close proximity to villages known as Galetta and Fitzroy. The proposed severances will not create any land use conflicts with the surrounding area and will continue to blend in with the other rural residential lots located to the North on Dewolfe Street.

**Section 1.4** speaks to Housing. The lot to be enlarged has a dwelling on it, but the lot is undersized and the dwelling and accessory building encroach onto the abutting lot; the lot additions will increase its viability to accommodate future servicing if needed. The creation of a new building lot on Dewolfe Street will increase the range and mix of residential uses along an established maintained road. The retained lands will continue to have potential for future residential development which is not impacted by the lot additions.

**Section 1.6** speaks to infrastructure and public service facilities. The severances will not require the addition of private individual wells or septic systems, as the severed parcels will be added to an existing developed lot. Municipal services are not available in proximity to the subject lands. Any future development will continue to occur on individual wells and septic systems including on the new residential lot.

**Section 2.0** of the PPS speaks to the Wise Use and Management of Resources with policies for Natural Heritage in **Section 2.1**. The subject property contains a mix of Provincially Significant and Locally Significant Wetlands. The new building lot on Dewolfe Street has been delineated to fall outside of existing natural heritage features or areas. The lands to be enlarged at 5417 Logger's Way are located outside of any wetland areas as is the proposed severance from 171 Dewolfe Street. The waterfront property to be severed does contain a Provincially Significant Wetland. The proposed 282sqm lot addition has been delineated to avoid new lot lines extending into the PSW. This severance is intended to fix an encroachment issue with the existing cottage at 5417 Logger's Way. No new development is proposed ensuring the natural features are protected for the long term (Sec. 2.1.1) maintaining the long term ecological function of the feature (Sec. 2.1.2). No development or site alteration is proposed within significant wetland, woodland, valleyland, wildlife habitat, or areas of natural and scientific interest (Sec. 2.1.5). No site alteration is proposed on adjacent lands to these natural features (Sec. 2.1.8). EIS reports

have been completed in support of the proposed severances and will be outlined later in this report.

**Section 2.2** of the PPS speaks to Water with the goal to protect, improve or restore the quality and quantity of water. The proposed lot addition severances will enlarge an existing developed lot close to the Ottawa River. The lot enlargement, and the new lot creation, will not result in new development that could have potential impacts, including cross-jurisdictional impacts with Quebec, on the River (Sec. 2.2.1[b]). Linkages between the River and any on-site surface or groundwater resources will not be impacted by enlargement of a developed parcel (Sec. 2.2.1[e]). The subject properties would be serviced with private wells as needed, while the lot to be enlarged has an existing well. Some of the addition lands fall within regulated areas of the Conservation Authority; however, no new development is proposed as the lot additions will enlarge an existing, developed property. The new lot has been delineated to fall beyond the regulated areas.

**Section 2.3** speaks to Agriculture. There are no agricultural activities on or within proximity to the properties that would be affected by the lot additions.

**Section 2.4** speaks to Minerals and Petroleum. There are no known mineral or petroleum resources on or within proximity to the subject properties that would be impacted by the proposed lot additions.

**Section 2.5** speaks to Mineral Aggregate Resources. There are no identified aggregate resources on or within proximity to the site that would be affected by the lot additions.

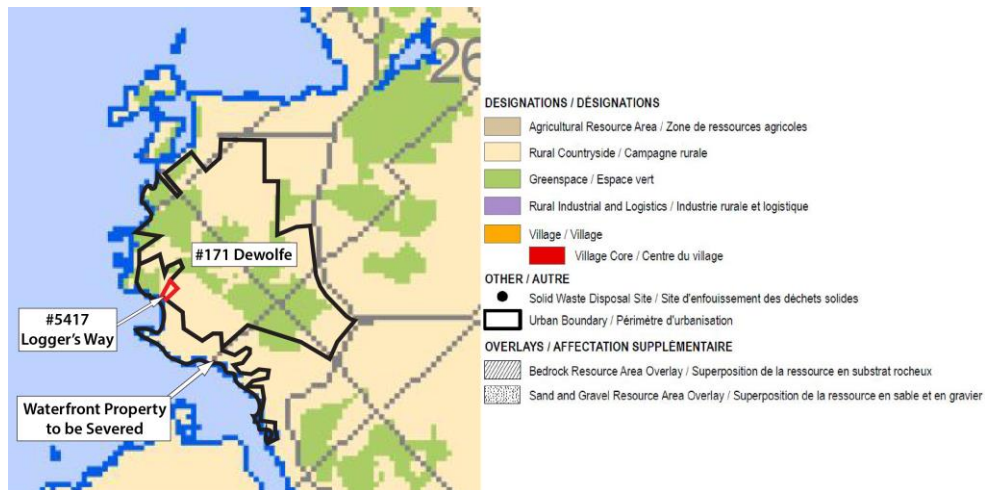
**Section 2.6** speaks to Cultural Heritage and Archaeology. There is no known cultural heritage or archaeological resources on or within proximity to the site.

**Section 3.0** of the PPS speaks to Protecting Public Health and Safety with policies related to natural and man-made hazards. The property does contain areas which fall within the identified floodplains by the Mississippi Valley Conservation Authority. Although part of the proposed severances falls within the identified floodplain area, there is no proposed development to take place within these areas, consistent with the policies. The site does not present any known human-made hazards and there have been no documented sources of contamination on the property.

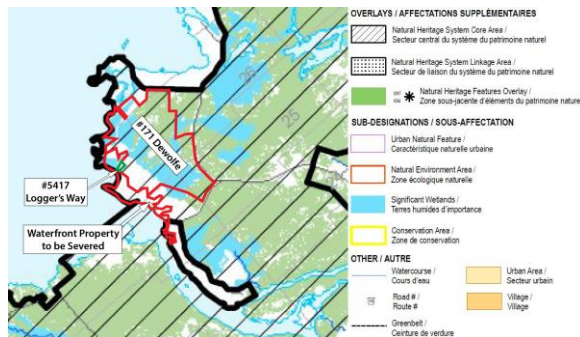
Overall, the proposed severances for the creation of a new lot and two concurrent lot additions to an existing, undersized residential lot at 5417 Logger’s Way is consistent with the policies in the Provincial Policy Statement (PPS) 2020.

**CITY OF OTTAWA OFFICIAL PLAN (BY-LAW 2021-386)**

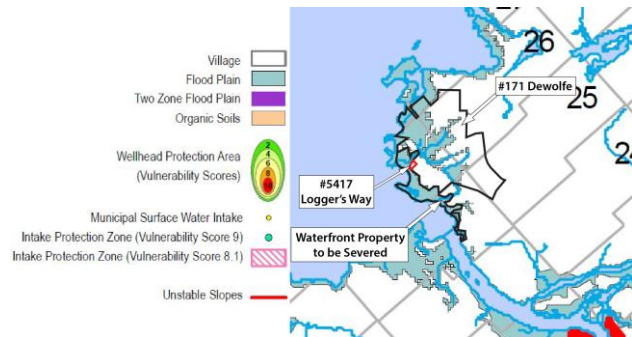
The Official Plan sets forth broad policies that will help govern growth and change in Ottawa, as well as specific policies dependent upon land use designations. The lands to be severed are designated Rural Countryside and Greenspace on the City of Ottawa Official Plan Schedule B9 – Rural Transect. The recipient lot at 5417 Logger’s Way is designated Rural Countryside (See Figure 2). Schedule C11-A – Natural Heritage System (West) to the Official Plan identifies the various properties within a Natural Heritage System Core Area. Within this Core Area are identified Natural Heritage Features Overlays and Significant Wetlands (See Figure 3). The lands fall outside of any wellhead or intake protection areas, but portions of the properties are shown as having Flood Plain areas pursuant to Official Plan Schedule C15 – Environmental Constraints.



**Figure 2 – City of Ottawa Official Plan Schedule B9 – Rural Transect**



**Figure 3 – City of Ottawa Official Plan Schedule C11-A – Natural Heritage System (West)**



**Figure 4 – City of Ottawa Official Plan Schedule C15 – Environmental Constraints**



**Section 4.0** of the City of Ottawa Official Plan speaks to City-Wide Policies. The section addresses topics like mobility, housing, parks and recreation, urban design, and schools to name a few. Consent policies relating to lot addition severances, or severances in general, are not significantly affected by the policies of Section 4.0, with the exception of contributing to the supply of lots for housing.

**Section 4.7** of the Official Plan speaks to Drinking Water, Wastewater and Stormwater Infrastructure. The residential development on the property at 5417 Logger's Way has existing private servicing that will remain with the lot. The lot addition severances will not result in any impacts on existing drainage systems (Sec. 4.7.1.3[a]). The new lot fronting to Dewolfe Street will have sufficient lands for the provision of private services. No additional runoff or increased stormwater flows are anticipated from the severance (Sec. 4.7.1.6[a]). The site is not connected to municipal servicing or stormwater infrastructure.

**Section 5.0** of the Official Plan speaks to the various Transects. Greenbelt and Rural Transect area policies are found in **Section 5.5**. Current development at 5417 Logger's Way is low-rise. New severances applications to enlarge the property will maintain the low-rise nature of development (Sec. 5.5.1.1). Buildings and parking areas are set back from the private road frontage. An existing driveway provides access to the lot to be enlarged. No new access points are required aiding in the maintenance of the rural character in the area (Sec. 5.5.1.1c). The severances can be supported on current infrastructure would utilize the current rural pattern of built form and site design. The new lot severance would maintain the low-rise nature of the area with sufficient land to set buildings and services back from the road. A new residential access would be required along Dewolfe Street which has lower frequencies of traffic given the location. A new lot severance and concurrent lot addition severances to increase the size of 5417 Logger's Way would be consistent with the uses permitted in the Greenbelt and Rural Transects.

**Section 5.6.4** of the Official Plan speaks to Natural Heritage Overlays. The City has two different overlays as shown on Schedule C11-A, a Natural Heritage System Overlay and a Natural Heritage Features Overlay. The three properties involved in the severance proposal all fall within a Natural Heritage System Core Area with large amounts of Natural Heritage Features Overlay identified within this core area. The proposed lot additions will enlarge a developed lot. The new lot off Dewolfe Street is located in an area outside of natural heritage constraints per the completed EIS report. Any new development or site alteration proposed will be adequately separated from natural heritage ensuring the integrity, biodiversity and ecosystem services of the area are maintained (Sec. 5.6.4.1.1[a]). An Environmental Impact Statement has been provided in support

of the lot additions adjacent to the natural heritage features and the new lot on Dewolfe (Sec. 5.6.4.1.4). The EIS will ensure any development or site alteration proposed within the Natural Heritage System Core Area will protect natural features for the long term meeting the intent of the Natural Heritage Overlays in the Official Plan.

**Section 7.0** of the Official Plan sets forth Greenspace Designation policies. Pursuant to the Official Plan “the Greenspace designation identifies a network of public parks, other spaces within the public realm and natural lands that collectively provide essential ecosystem services to Ottawa’s residents, support biodiversity, climate resilience, recreation and healthy living.” As seen in Figure 4 the recipient lot of the two lot additions, 5417 Logger’s Way, is outside of the Greenspace designation. The lands to be severed from 171 Dewolfe Street do not contain Greenspace designation. The 282sqm of land to be severed from the vacant waterfront lot has been delineated to avoid the wetland areas and thus will occur outside the Greenspace designation (See Figure 5).

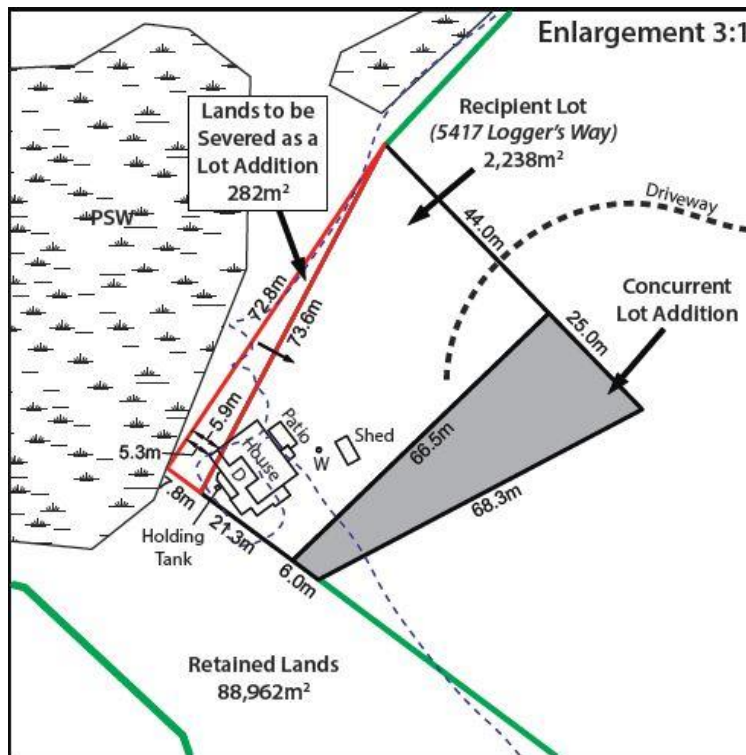


Figure 5 – Excerpt of Sketch Enlargement

The greenspace designations as shown on Schedule B9 to the Official Plan include several sub-designations for parks, open space, urban natural features, significant wetlands, natural environment areas, and conservation areas (Sec. 7.1.1) explaining why part of the waterfront is

designated Greenspace. The Official Plan states in Section 7.1.3 *“lot creation shall not be permitted within the Greenspace designation and associated sub-designations, to protect and maintain their overall integrity and character.”* The proposed lot and concurrent lot additions have been delineated to avoid lot creation/lot line adjustments within the Greenspace designation.

**Section 7.3.2** of the Official Plan provides additional policy requirements for the Significant Wetlands designation as identified on Schedule C-11A. Section 7.3.2(e) states *“development, lot line adjustments and site alteration are not permitted in significant wetlands.”* The new lot fronting to Dewolfe Street falls well beyond the identified wetland areas on the property. The lot addition severance from the vacant waterfront lot as presented would not include any portion of the wetland area. No development or site alteration is proposed within the wetland features. To support the proposed lot additions an EIS was completed by Gemtec Consulting Engineers stating the lot additions would have no negative impacts on the natural features in the area (Sec. 7.3.2[h]). As the lot is developed with no plans for new buildings or site alteration the proposed lot additions would meet the intent of the City of Ottawa Official Plan with respect to protection of natural features and areas.

**Section 9.0** of the Official Plan speaks to Rural Designations with policies for the Rural Countryside designation found under **Section 9.2**. The designation supports a variety of low-intensity uses suited for the rural areas, including limited low-density residential development. The new lot and lands to be enlarged are not located within an historic settlement (Sec. 9.2.3[a]), is not resulting in infill (Sec. 9.2.3[b]), and is not in a plan of subdivision (Sec. 9.2.3[c]). Section (Sec. 9.2.3[e]) states in all circumstances:

- i. The proposed and retained lots have frontage on an open, maintained public road;*

The lands to be enlarged at 5417 Logger’s Way and the vacant waterfront parcel both gain access from a private lane off of Logger’s Way. The access and frontage setup for these two lots would not change. The new severed lot fronting to Dewolfe would have frontage on an open, maintained road. The retained property at 171 Dewolfe Street will maintain road frontage on Dewolfe Street.

- ii. The proposed and retained lots can be adequately serviced without impacting existing private services on adjacent lots;*

The recipient lot at 5417 Logger's Way is already developed on private servicing. The new lot on Dewolfe could be serviced without impacting abutting lots. The vacant waterfront lot and the lot at 171 Dewolfe Street do not have any existing or proposed private services but are sufficiently large to support future servicing at the time of development. The existing servicing of nearby residential properties would not be affected.

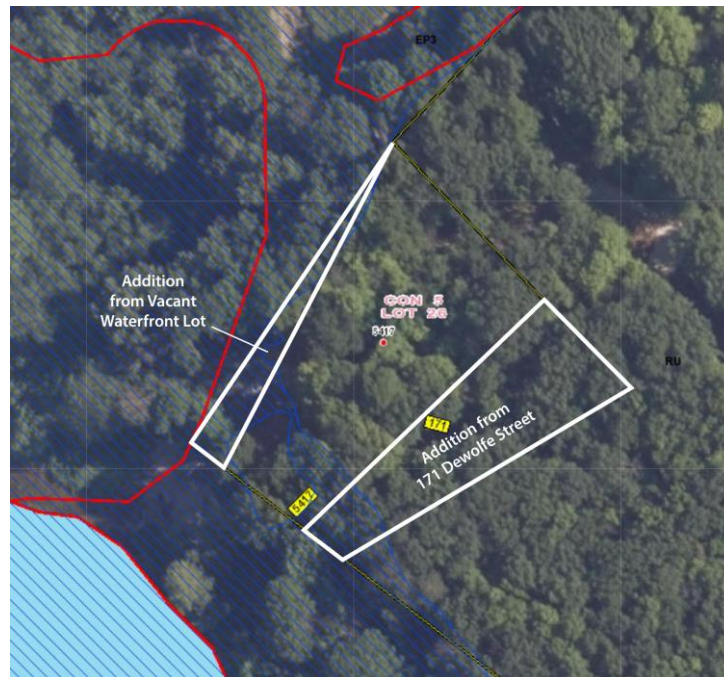
- iii. The city may require development on the lot to be directed to areas away from mature vegetation or natural features. Where the proposed lot is located in an area with mature vegetation or natural features, a development agreement may be required as a condition of severance to ensure the protection of these natural features. The development agreement shall be informed by the conclusions and recommendations of an Environmental Impact Study; and*

The new lot fronting to Dewolfe falls outside of areas containing mature vegetation or natural features. Some tree removal may be required to support new development, however the supporting EIS report supports development here. The recipient lot at 5417 Logger's Way is already fully developed with a residential dwelling and private servicing. Recommendations relating to natural heritage set forth in the completed EIS reports could be implemented through an agreement if needed.

- iv. Except for c) (country lot subdivision) above, no more than two lots have been created from a lot in existence on May 14, 2003.*

The property is eligible for an additional lot creation under the current policies. The two lot additions would be considered technical severances that would not count toward the lot creation limit per the Official Plan. Overall, the proposal would be consistent with the lot creation policies of the Rural Countryside designation.

**Section 10** of the Official Plan speaks to Protection of Health and Safety. This section applies as part of all three properties involved contains flood plain mapping (See Figure 6). The area of the existing dwelling at 5417 Logger's Way is outside of the flood plain, but part of the south/southwest side of the property has flood plain identified. A portion of the addition from 171 Dewolfe Street contains flood plain, while the entire addition from the vacant waterfront lot is shown as floodplain. The lot additions are logical in these circumstances as they enlarge an existing undersized residential lot and correct the encroachment across lot lines, without requiring any new development. The new residential building lot proposed along Dewolfe Street falls entirely outside of the floodplain areas on-site.



**Figure 6 – Excerpt from GeoOttawa Showing the Flood Plain in Relation to the Lot Additions**

Though the severed parcels and recipient lot contain flood plain areas, no new development or site alteration is proposed within the flood plain or erosion hazard areas (Sec. 10.1.1.1). The property at 5417 Logger's Way has road access falling outside of flood plain areas. The lot would not be rendered inaccessible to people and vehicles during times of flooding (Sec. 10.1.1.2). The site does not contain unstable soils or bedrock (10.1.4), does not pose wildland fire hazards (10.1.5), does not have contaminated areas (10.1.6), is not used for waste disposal or located close to a waste disposal facility (10.1.7), is not used as a snow disposal facility (10.1.8), does not contain gas pipelines (10.1.9), and does not contain abandoned mineral or petroleum resource operations (10.1.10). The Consent would be consistent with the policies of Section 10 of the Official Plan.

The proposed Consents for concurrent lot additions to 5417 Logger's Way is appropriate for lands within the Rural Transect, will preserve local natural heritage, and will protect health and safety of residents or visitors to the City. Overall, the proposed consents meet the intent of the policies of the City of Ottawa Official Plan.

**CITY OF OTTAWA ZONING BY-LAW 2008-250**

The recipient lot at 5417 Logger's Way is zoned Rural Countryside (RU) with an overlay for floodplain on the southern portion of the property pursuant to the GeoOttawa Online GIS mapping for the City. The property at 171 Dewolfe Street is zoned Rural Countryside (RU) and Environmental Protection Subzone 3 (EP3) with overlays for flood plain. The lands to be severed as a lot addition from 171 Dewolfe Street are zoned Rural Countryside (RU) with flood plain on the southern portion of the addition. The vacant waterfront lot is zoned Rural Countryside (RU) and Environmental Protection Subzone 3 (EP3) with overlays for flood plain. The lands to be severed as an addition to 5417 Logger's Way are entirely RU lands and do not contain any EP3 zoned lands.

**Part 2** (Sections 55 – 75) of the Zoning By-Law sets forth General Provisions applicable to development within the City. Section 58 provides policies for Flood Plain Hazard Overlays as identified on portions of all three properties involved in the proposed consent applications. No new development would be proposed within the areas identified as flood plain overlay (Sec. 58[1]). The existing use of 5417 Logger's Way is permitted in the underlying zone. Nothing in the policies of Section 58 would prohibit the two technical severances as presented nor the creation of a new building lot on Dewolfe outside of the flood plan hazards.

**Part 3** (Sections 76 – 99) of the Zoning By-Law speak to Specific Use Provisions for a number of different land uses. This part of the Zoning By-Law does not contain any policies or provisions that need to be addressed as part of the Consent applications proposed. Similarly, the parking, queuing and loading provisions of Part 4 and the Residential Provisions of Part 5 of the Zoning By-Law do not contain policies applicable to the proposed lot additions.

**Part 9** (Sections 183 – 184) of the Zoning By-Law provides policies for Environmental Zones. The EP3 subzone is addressed under Section 184. Given the new lot and proposed lot additions fall outside of the EP zoned lands this section will not be addressed further in this report.

**Part 13** (Sections 211 – 236) speak to the various Rural Zones within the City. Policies for the Rural Countryside Zone are found under Sections 227 and 228. The purpose of the zone is to:

- 1. accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa's countryside, in areas designated as General Rural Area, Rural Natural Features and Greenbelt Rural in the Official Plan;*

2. *recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and*
3. *regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.*

The proposed severances will not cause any conflict with the intent of the By-law. The minimum lot size for a residential lot in the RU zone is 8000m<sup>2</sup>. While the lot additions will not bring the property at 5417 Loggers Way into compliance with minimum lot size they will enlarge an undersized lot and bring it closer to compliance. The recipient lot is already developed and the proposed lot additions will help to accommodate continued residential use. By ensuring the provincially significant wetland areas are not included in the lot addition from the waterfront landholding compatibility between the residential use and natural feature will be maintained with respect for the overall rural context. Pursuant to Section 227 a detached dwelling is a permitted use for 5417 Logger's Way.

**Table 227** of the Zoning By-Law sets forth the RU zone provisions for development. The minimum required interior side yard setback for Other Uses is listed as 5.0 metres. Currently, a portion of the dwelling and attached deck are over the side lot line pursuant to a draft survey completed by Callon Dietz. If the additions to the property at 5417 Logger's Way are approved the resulting side yard setbacks for the dwelling and attached deck would be 5.9 metres and 5.3 metres respectively bringing the development into compliance with the side yard setback.

Overall, the new lot and proposed lot additions from 171 Dewolfe Street and the vacant waterfront landholding will comprise RU zoned lands avoiding the EP3 zoned areas where significant wetlands are located. The resulting enlargement of 5417 Logger's Way will bring it into better compliance with the RU zone provisions of the Zoning By-Law.

#### **SUPPORTING STUDIES – ENVIRONMENTAL IMPACT STATEMENT**

An EIS report has been completed in support of the concurrent lot additions by Gemtec Consulting Engineers and Scientists Ltd. A separate report has been completed for the new lot fronting to Dewolfe Street. A desktop review and field visit were completed to assess for any species-at-risk occurring on-site. Several natural heritage features and wildlife areas were identified within the overall study limit with some potential for SAR species to occur. The recipient lot at 5417 Logger's Way is already fully developed with a single dwelling on private services. The lot additions through Consent are not anticipated to negatively impact existing

natural features. Any potential impacts would be related to future development of either retained parcel.

Potential impacts to natural heritage features on-site can be mitigated through a development envelope and setbacks from natural heritage features. Impacts to local wetlands and fish habitats can be mitigated with the proposed 30 m setback in conjunction. Impacts to provincially significant wetlands, significant wildlife habitat, and SAR habitat can be mitigated with a 50m setback from the provincially significant wetland feature. Given the proposed development and minimal impact potential to Blanding's turtle and their habitat, it is GEMTEC's opinion that standard avoidance and mitigation measures will be sufficient. Reptile and amphibian exclusion fencing should be installed around all future construction areas prior to any development or site alteration.

The proposed severance application and additions complies with the natural heritage policies of the Provincial Policy Statement and the City of Ottawa Official Plan. No negative impacts to identified natural heritage features or their ecological functions are anticipated due to the proposed land severances for lot addition if all mitigation measures in Section 7 are enacted, and best management practices followed.

## **SUMMARY**

The applicant is seeking three separate consents on two different lots owned by Kingdon Holdings Limited and 1823023 Ontario Inc., both owned by Douglas Johnston. The purpose of two of the severances is to enlarge an existing, undersized, developed residential lot at 5417 Logger's Way. The third severance will create a new 0.8 ha residential lot fronting to Dewolfe Street. The applications are consistent with the policies in the 2020 Provincial Policy Statement, and meet the intent of the policies in the City of Ottawa's Official Plan. The resulting additions will increase the size of an undersized rural lot from 2,238sqm to 3,536sqm in size while avoiding lot lines through the nearby provincially significant wetland feature. The existing dwelling and attached deck, currently falling over the lot line, will be brought into compliance with the required side yard setback of the RU zone.

Should you require any additional information please do not hesitate to contact the undersigned.  
All respectfully submitted by:



Tracy Zander, M.Pl, MCIP, RPP



# Kingdon Holdings Severance for Lot Addition Sketch

Part Lots 25, 26 & 27, Concession 5 and Part Lots 25, 26 & 27 Concession 6  
 Geographic of Township of Fitzroy  
 CITY OF OTTAWA

## Key Map N.T.S.



**Legend**

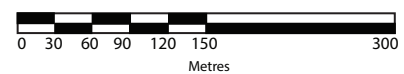
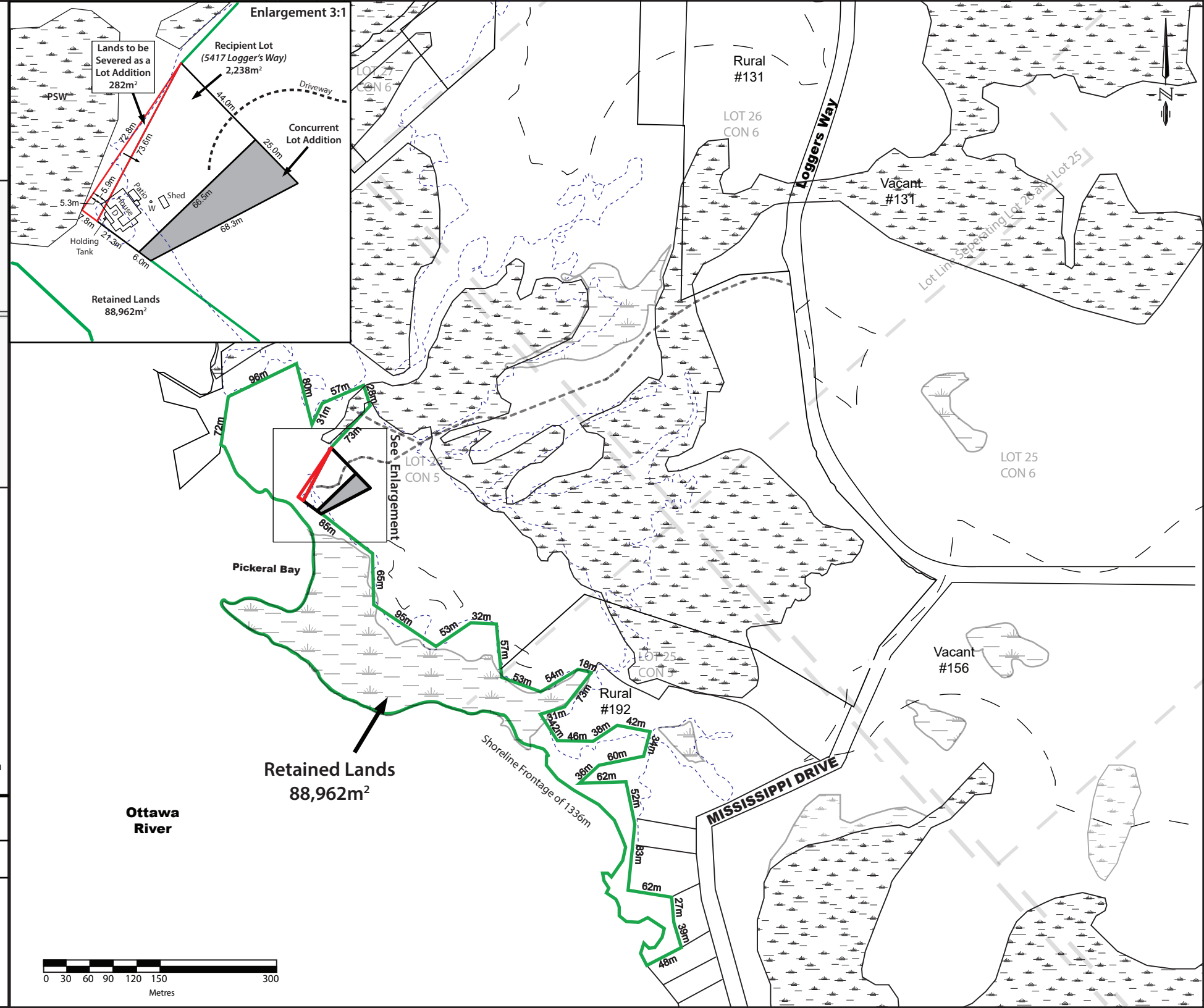
- MVCA Provincially Significant Wetlands
- MVCA Non Evaluated Wetlands
- MVCA Regulation Limit
- Severed Lands
- Retained Lands
- Floodplain
- Existing Driveway

**Notes:**  
 1. Dimensions of Subject Lands are approximate and not based on a Plan of Survey.  
 2. Location of MVCA Non Evaluated Wetlands and MVCA Regulation Limit derived from Mississippi Valley Conservation Authority Mapping.

**Version Date: July 22, 2024**

**File No. 22-061**

**ZANDERPLAN**  
 Your rural land planning experts  
 40 Sunset Boulevard, Perth, ON K7H 2Y4 613-264-9600





# GEMTEC

[www.gemtec.ca](http://www.gemtec.ca)

**Committee of Adjustment**

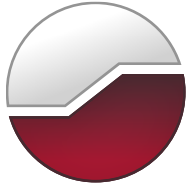
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City of Ottawa | Ville d'Ottawa

**Comité de dérogation**

**Environmental Impact Statement  
Proposed Severance for Lot Addition  
5417 Loggers Way  
Geographic of Township of Fitzroy  
City of Ottawa, Ontario**



# GEMTEC

[www.gemtec.ca](http://www.gemtec.ca)

Submitted to:

1823023 Ontario Inc.  
c/o ZanderPlan Inc.  
40 Sunset Boulevard  
Perth, Ontario  
K7H 2Y4

**Environmental Impact Statement  
Proposed Land Severance for Lot Addition  
5417 Loggers Way  
Geographic of Township of Fitzroy  
City of Ottawa, Ontario**

February 28, 2024  
Project: 100227.100

## EXECUTIVE SUMMARY

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by 1823023 Ontario Inc. to complete an Environmental Impact Statement (EIS) for the property located on Part of Lot 26, Concession 5, in the Geographic Township of Fitzroy, in the City of Ottawa, Ontario, municipally addressed as 5417 Loggers Way. This EIS has been completed in support of a proposed severance application for lot addition to an existing 0.22-hectare (ha) property and was completed in accordance with all federal, provincial, and municipal policies and guidelines, as applicable.

In support of this EIS a desktop review and a single field investigation were completed to identify the presence or absence of natural heritage features and species at risk (SAR) on-site. The focus of the site investigation was to describe, in general, the natural and physical setting of the subject property with a focus on confirming the presence or absence of natural heritage features and potential SAR or their habitat, as identified in the desktop review.

Following completion of the desktop review and field investigation the following natural heritage features were identified on-site or within the study area: local unevaluated wetlands, provincially significant wetlands (PSW), significant woodlands, floodplains, City of Ottawa Natural Heritage System areas, and significant wildlife habitat for turtle wintering area (*candidate*), colonial bird nesting (*candidate*), deer yarding area (*confirmed*), waterfowl nesting area (*candidate*), woodland amphibian breeding (*candidate*), marsh breeding bird habitat (*candidate*), bald eagle and osprey nesting, foraging and perching habitat (*candidate*), deer movement corridors (*candidate*), special concern and rare wildlife habitat for Canada warbler, eastern wood-pewee, wood thrush, eastern musk turtle, eastern ribbonsnake, northern map turtle, snapping turtle, and river redhorse, and fish habitat.

The following SAR and their habitat were identified as having a potential to occur on-site: least bittern, eastern small-footed myotis, little brown myotis, tri-colored bat, Blanding's turtle, American eel, lake sturgeon, hickory nut and restricted species. Regulated Category 2 and 3 habitat was identified on-site for Blanding's turtle. No regulated habitat was identified on-site for least bittern. No other SAR species were identified during the field investigation.

Given the existing residential dwelling on the proposed expansion parcel, the proposed severance and addition application is not anticipated to negatively impact any natural heritage features on-site. Any potential impacts would be associated with future developments on the retained lands.

As no in-water work is proposed, potential impacts to natural heritage features on the retained lands are primarily associated with the loss of woodland and forest habitat, and indirect impacts to significant wildlife habitat and fish habitat.

Potential impacts to natural heritage features on-site are likely to be mitigated through the implementation of a development envelope and setbacks from natural heritage features. Impacts to local wetlands and fish habitats can be mitigated with the proposed 30 m setback in conjunction with the proposed 0.2 ha development envelope. Impacts to provincially significant wetlands, significant wildlife habitat, and SAR habitat can be mitigated with a 50 m setback from the provincially significant wetland feature. Impacts to significant woodlands and associated habitats can be mitigated through the implementation of the 0.2 ha development envelopes.

Given the proposed development and minimal impact potential to Blanding's turtle and their habitat, it is GEMTEC's opinion that standard avoidance and mitigation measures will be sufficient to mitigate impacts of the proposed project and no ministry consultation is required.

Additionally, to provide protection to potential SAR and their habitat on-site, reptile and amphibian exclusion fencing should be installed around all future construction areas prior to any development or site alteration, to prevent the immigration of SAR turtles and other wildlife into the construction area. Should any SAR be discovered throughout the course of any development on-site, operations should stop and the species at risk biologist with the local MECP district should be contacted immediately for further direction. Furthermore, to ensure compliance with applicable legislation, all best management practices and adherence to vegetation clearing for birds and bats, outlined in Section 7 should be followed to ensure no negative impacts occur to natural heritage features on-site.

The proposed severance application and additions complies with the natural heritage policies of the Provincial Policy Statement and the City of Ottawa Official Plan. No negative impacts to identified natural heritage features or their ecological functions are anticipated due to the proposed land severances for lot addition if all mitigation measures in Section 7 are enacted, and best management practices followed.

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## 1.0 INTRODUCTION

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by 1823023 Ontario Inc. c/o ZanderPlan Inc., to carry out an Environmental Impact Statement (EIS) for the property municipally addressed as 5417 Loggers Way, located on Part of Lot 26, Concession 5, in the Geographic Township of Fitzroy, in the City of Ottawa, Ontario (hereafter referred to as “the subject property”). The general location of the subject property is illustrated on Figure A.1 in Appendix A.

### 1.1 Purpose

The proponent is seeking a land severance and subsequent lot addition to an undersized lot of approximately 0.22-hectare (ha), located at 5417 Loggers Way. The subject property is landlocked with legal access over the abutting lands. The proponent is seeking a proposed severance for lot addition of a 0.11 ha parcel adjacent to the east of the site, as well as a proposed severance for lot addition of a 0.07 ha parcel to the west of the site.

Based on Section 4 of the City-Wide Policies of the City of Ottawa Official Plan (Ottawa, 2022), an EIS is required showing that the proposed project will not negatively impact any potential natural heritage features, which may be present within the study area. The study area is defined as the property boundary and the adjacent lands encompassing an area of 120 m beyond the property boundary. The subject project and the extents of the study area are illustrated on Figure A.2 in Appendix A.

### 1.2 Objective

The 2020 Provincial Policy Statement (MMAH, 2020) issued under Section 3 of the Planning Act states that “development and site alteration shall not be permitted in: habitats of species at risk, significant wetlands, significant woodlands and significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.” Similarly, the 2020 Provincial Policy Statement dictates that ‘development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.’”

The objective of the work presented herein is twofold; 1) to identify and evaluate the significance of any natural heritage features, as defined in the Provincial Policy Statement (MMAH, 2020), on the subject property and within the broader study area and; 2) to assess the potential impacts from the proposed severance on any natural heritage features identified, and to recommend appropriate and defensible mitigation measures to ensure the long-term protection of any natural heritage features identified.

To meet these objectives, the EIS presented herein has been completed in accordance with the following provincial and municipal regulations, policies, and guidelines:

- Provincial Policy Statement (MMAH, 2020);

- Endangered Species Act (Ontario, 2007);
- Migratory Birds Convention Act (Canada, 1994);
- Fisheries Act (Canada, 1984);
- Conservation Authorities Act (Ontario, 1990);
- Natural Heritage Reference Manual (OMNR, 2010);
- City of Ottawa EIS Guidelines (Ottawa, 2023); and
- City of Ottawa Official Plan (Ottawa, 2022).

### **1.3 Physical Setting**

The subject property is located on a landlocked parcel municipally addressed as 5417 Loggers Way. The subject site as well as the surrounding properties are located on Part of Lots 25, 26, and 27, Concession 5 and 6, in the Geographic Township of Fitzroy, in the City of Ottawa, Ontario. A single residential dwelling is present within 5417 Loggers Way, fronting to Pickerel Bay of the Ottawa River. The property is comprised of deciduous forests, mixed swamps and meadow marshes.

The subject property is bound to the north and east by the property municipally addressed as 171 Dewolfe Street. To the south, the site is bound by vacant land on Parts of Lots 25 and 26, Concession 5. To the west the property is bound by the Ottawa River.

### **1.4 Land Use Context**

Land use for the site from the City of Ottawa Official Plan Schedule B9 is Rural. Schedule C11 (West) shows the site within the Natural Heritage Features Overlay. The southern portions of the property as well as the westerly adjacent property along the Ottawa River are zoned as Environmental Protection Zone (EP3) and floodplain overlay.

## 2.0 METHODOLOGY

### 2.1 Desktop Review

A desktop information gathering exercise was completed to aid in the scoping of field investigations and to gather information relating to natural heritage features which may be present on the subject project or within 1 km of the subject property. An additional component of the desktop review was to assess the potential presence of SAR to occur on the subject property or within the study boundary based on a review of publicly accessible occurrence records and a review of SAR habitat requirements and range maps.

Information regarding the potential presence of natural heritage features and SAR within the vicinity of the site was obtained from the following sources:

- Make a Map: Natural Heritage Areas (OMNRF, 2023a);
- Land Information Ontario (OMNRF, 2011);
- City of Ottawa Official Plan (Ottawa, 2022);
- Ontario Geological Survey (OGS, 2019);
- Natural Heritage Information Centre Biodiversity Explorer (OMNRF, 2013);
- Fisheries and Oceans Canada SAR Maps (DFO, 2023);
- Fish ON-Line (MNRF, 2023);
- Fish Activity Area (MNRF, 2023);
- Cornell Lab of Ornithology: eBird (2023);
- Breeding Bird Atlas of Ontario (Cadman et al., 2007);
- Ontario Herpetofaunal Atlas (Oldham and Weller, 2000);
- Wildlife Values Area (OMNRF, 2023a);
- Wildlife Values Site (OMNRF, 2023b);
- Ontario Reptile and Amphibian Atlas (Ontario Nature, 2019);
- Mississippi Valley Conservation Authority Geoportal (MVCA, undated); and
- Geo Ottawa (Ottawa, 2023).

### 2.2 Field Investigations

A single field investigation was undertaken to describe in general, the natural and physical setting of the subject property with a focus on natural heritage features and to identify any potential SAR or their habitat that may exist at the subject property.

The field investigation was completed on June 27, 2023, from 12:45 to 15:15. Conditions during the site investigation were as follows: 24°C, cloudy (100% cloud cover), no precipitation and light wind (Beaufort 1). Photographs of site features taken during field investigations are provided in Appendix B.

### **2.2.1 Ecological Land Classification**

Vegetation communities on the subject property were delineated during the desktop review stage of this EIS using publicly available air photos and confirmed in the field on June 27, 2023, following the Ecological Land Classification System for Southern Ontario (Lee et al., 2008). Vegetation communities were confirmed in the field by employing the random meander methodology while documenting dominant vegetation species within the various vegetation community forms.

### **2.3 Data Analysis**

An evaluation of the significance of natural heritage features, the sensitivity of identified flora and fauna and the potential impacts posed by the proposed land severance for lot addition was undertaken through an analysis of desktop and field investigation data using the approaches and criteria outlined in the following documents:

- Natural Heritage Reference Manual (OMNR, 2010);
- Significant Wildlife Habitat Technical Guide (OMNR, 2000);
- Significant Wildlife Habitat Ecoregion Criterion Schedules (OMNRF, 2015);
- Significant Wildlife Habitat Mitigation Support Tool (OMNRF, 2014b); and
- City of Ottawa Official Plan (City of Ottawa, 2022).

## **3.0 EXISTING ENVIRONMENT**

### **3.1 Ecoregion**

The site is situated in Ecoregion 6E-16 (Lake Simcoe-Rideau), which extends from Lake Huron in the west to the Ottawa River in the east. The climate of Ecoregion 6E is categorized as humid, high to moderate temperate ecoclimate with a mean annual temperature range between 4.9°C to 7.8°C with annual precipitation ranging between 759 mm to 1,087 mm (Crins et al., 2009).

The northern portion of the Ecoregion, which the subject property is located, is underlain by glaciolacustrine deposits due to the post-glacial incursion of salt water from the Champlain Sea. This Ecoregion falls within Rowe's (1972) Great Lakes-St. Lawrence Forest Region, including the Upper St. Lawrence section, with approximately half of the ecodistrict having been converted to cropland and pasture (Crins et al., 2009).

### **3.2 Study Area Land Use**

A review of aerial photographs indicates that the subject property and surrounding area have undergone little development since 1976 (Figure1). The 1976 photo shows Dewolfe Street intersecting with Loggers way, with a single residential dwelling between this intersection and fronting to the Ottawa river. The remainder of the study area is naturalized with dense vegetation, undisturbed.

Between 1976 and 1999, additional properties were constructed east of the study area, situated between Loggers Way and the Mississippi River.

Apart from some minor additions to the existing dwellings, the subject site and study area have remained as they are since approximately 1999.



**Figure 1 – Temporal Changes in Land Use within Study Area**

### **3.3 Landforms, Soils and Bedrock Geology**

The topography of the site is relatively flat throughout. Elevations rise and fall from a topographical low of 74 metres above sea level (mASL) to a topographical high of 82 mASL throughout the study area. Elevations are highest in the eastern portions of the study area.

A single topographical landform, as mapped by Chapman and Putnam (1984) is described on-site; shallow till and rock ridges of the Ottawa Valley Clay Plains physiographic region.

The Ontario Geological Survey (OGS, 2019) identifies two surficial soil units on-site: organic deposits, and Precambrian bedrock. The organic deposits, comprised of peat, muck, and marl, are present only towards the northerly limits of the site. The remainder of the site is occupied by Precambrian bedrock.

Bedrock at the site, as described by OGS (2019) consists of the Grenville Supergroup Group and Flinton Group, comprised of carbonate metasedimentary rocks, marble, calc-silicate, skarn, and tectonic breccias and a fault line which bisects the property in the north from west to east.

### **3.4 Sub Watershed Study**

The study area is located within the Chaudière Falls - Ottawa River sub watershed. Presently, there is no sub watershed study available for this area.

### **3.5 Surface Water, Groundwater, and Fish Habitat**

Surface water features on-site consisted of the Ottawa River, an unnamed watercourse, local wetlands, and the Morris Island Wetland Complex Provincially Significant Wetland (PSW).

As identified by GeoOttawa mapping and the MVCA geoportal, portions of the 1: 100 year floodplain for the Ottawa and Mississippi Rivers extend on-site. The Ottawa River occurs towards the western and southern limits of the study area, whereas the Mississippi River occurs only towards the southeastern limits of the study area. The floodplain extends on to the site from the western and southern aspects of the site.

A single unnamed watercourse was identified within the study area. Based on field observations and aerial imagery, primary inputs for the watercourse are from draining wetlands originating from adjacent properties, north of the site. The watercourse flows south passing within 20 m of the western property line, before discharging into the Ottawa River at Pickerel Bay.

No historical records for fish species were identified for the watercourse on-site. However, the Mississippi River and Ottawa River are known to provide habitat for a wide range of fish species including but not limited to brown bullhead, channel catfish, largemouth bass, northern pike, white sucker, yellow perch and a variety of small-bodied species (MNRF, 2023).

Wetlands within the study area consist of many local unevaluated wetlands and a PSW complex identified as the Morris Island Wetland Complex. The wetlands were observed throughout the entire site. The Morris Island Wetland Complex continues off-site to the northeast and northwest, extending approximately 1.3 km outside of the study area.

A fisheries assessment was not conducted as part of this EIS. However, based on field observations, and proximity and connectivity to the Mississippi and Ottawa Rivers, the unnamed watercourse and all wetlands are likely to provide fish habitat for small-bodied, warm-water fish species.

Groundwater investigations were not completed in support of this EIS.

The Morris Island Wetland Complex PSW, local unevaluated wetlands, and the unnamed watercourses are illustrated in Appendix A Figure A.2.

### **3.6 Vegetation Communities**

Vegetation communities on-site were confirmed by GEMTEC on June 27, 2023, following protocols utilized in the Southern Ontario Ecological Land Classification (ELC) System (Lee et al., 2008). Vegetation in the study area consists of hardwood deciduous forest types, mixed swamps, mixed upland forests, and meadow marshes.

Table 3.1 below provides a summary of the various vegetation communities identified on-site and Figure A.3 in Appendix A provides an illustration of the various vegetation communities.



**Table 3.1 – Vegetation Communities**

ELC Community Type	Description	Size (ha)
Graminoid Mineral Meadow Marsh (MAMM1)	<p>Restricted to the southern limits of the proposed western addition, this community is an extension of the PSW west of the subject site.</p> <p>Vegetation within this community was dominated by herbaceous and graminoid groundcover including a variety of grasses (<i>Poacea spp.</i>), horsetails (<i>Equisetum spp.</i>), sensitive fern (<i>Onoclea sensibilis</i>), and cinnamon fern (<i>Osmundastrum cinnamomeum</i>). Sub-dominant groundcover species include swamp milkweed (<i>Asclepias incarnata</i>), goldenrod (<i>Solidago spp.</i>), sweet clover (<i>Melilotus spp.</i>), vetches (<i>Vicia spp.</i>), and forget-me-nots (<i>Myosotis spp.</i>). Shrub vegetation was sparse, limited to willow (<i>Salix spp.</i>) and honeysuckle (<i>Lonicera spp.</i>).</p>	0.015
White Cedar – Hardwood Mineral Mixed Swamp (SWMM1-1)	<p>This community is limited to the southern property line, adjacent to the Ottawa River.</p> <p>Tree cover was dominated by eastern white cedar (<i>Thuja occidentalis</i>), with lesser occurring constituents including basswood (<i>Tilia americana</i>), and sugar maple (<i>Acer saccharum</i>). Groundcover include European frog bit (<i>Hydrocharis morsus-ranae</i>), trout lily (<i>Erthronium Americanum</i>), cinnamon fern, sedges (<i>Cyperaceae spp.</i>), mosses (<i>Class: Bryophyta</i>), green algae (<i>Chlorophyta spp.</i>), and creeping Jenny (<i>Lysimachia nummularia</i>).</p>	0.052
Dry – Fresh Sugar Maple – Ironwood Deciduous Forest (FODM5-4)	<p>Found throughout the site, including the area of the existing dwelling, as well as portions of the proposed additions are comprised of this deciduous community.</p> <p>Canopy vegetation was dominated by sugar maple, ironwood (<i>Ostrya virginiana</i>), red oak, and hornbeam. Ground cover was limited to grasses, great white trillium (<i>Trillium grandiflorum</i>), and mosses.</p> <p>In the north of the property is a rural residential inclusion with a single-family dwelling.</p>	0.368

### **3.7 Wildlife**

Wildlife observed on-site and within the study area during the field investigations are summarized in Table C.1 in Appendix C.

## 4.0 NATURAL HERITAGE FEATURES

Natural Heritage Features (NHF) in Ecoregion 6E are defined in the PPS as “features and area, including *significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian shield, habitats of endangered species and threatened species, significant wildlife habitat and significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscape of an area”.

The Natural Heritage Reference Manual (NHRM; OMNR, 2010) and the Significant Wildlife Habitat Criteria Schedules (SWHCS; OMNRF, 2015) provide evaluation criteria for each of the NHFs defined in the PPS. Each NHF is discussed in more detail in the subsections below.

### 4.1 City of Ottawa Natural Heritage System

The City of Ottawa has two Natural Heritage Overlays which appear on the C11 series of Schedules of the Official Plan (2022): a Natural Heritage System Overlay and a Natural Heritage Features Overlay. The city of Ottawa aims to protect the City’s natural environment through identification of a Natural Heritage System, Natural Heritage Features and related policies.

The Natural Heritage System consists of core natural areas and natural linkage areas. Natural Heritage Features occur both inside and outside the Natural Heritage System. The Natural Heritage System and the features within it are subject to a higher standard of protection than features outside the Natural Heritage System (Ottawa, 2022).

The City recognizes the following natural heritage features, as defined in Ottawa’s Environmental Impact Study Guidelines: significant wetlands, habitat for endangered and threatened species, significant woodlands, significant valleylands, significant wildlife habitat, Areas of Natural and Scientific Interest, urban natural features, natural environment areas, natural linkage features and corridors, groundwater features, surface water features, including fish habitat, and landform features.

Based on Schedule C11 – A – Natural Heritage System (West), the following features are mapped on-site and within the study area: Natural Heritage System Core Area, Natural Heritage Features Overlay, and Significant Wetlands. Schedule C15 – Environmental Constraints illustrates the presence of floodplains on the site.

Impacts to the identified Natural Heritage System from the proposed development are discussed in Section 6.

## 4.2 Provincially Significant Wetlands

As described in the Natural Heritage Reference Manual (OMNR, 2010), wetlands “mean lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface.” While *significant* regarding wetlands means “an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the province, as amended from time to time.”

Based on information provided by the NHIC (OMNRF, 2014a), City of Ottawa Official Plan (2022), and MVCA GeoPortal (undated), the Morris Island Wetland Complex Provincially Significant Wetland (PSW) has been confirmed to occur on-site and within the study area.

Within the confines of the site, the Morris Island Complex PSW is limited to the southern corner of the subject property as well as the proposed western addition. On-site the PSW is associated with the Graminoid Mineral Meadow Marsh (MAMM1) as previously described in Section 3.6. The PSW complex extends outside of the study area approximately 2 km north, east and southeast.

Based on online databases as well as field observations, local unevaluated wetlands were also present, also limited to the proposed western addition as well as a small section in the northern corner of the site. The local unevaluated wetlands lay adjacent to the PSW.

Impacts to Provincially Significant Wetlands as well as local unevaluated wetlands, from the proposed development are discussed in Section 6.

## 4.3 Significant Woodlands

Significant woodlands are defined in the Natural Heritage Reference Manual (NRHM) (OMNR, 2010) as “an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history.”

The subject site is located within the rural policy area of the City of Ottawa. As established in the City of Ottawa Significant Woodlands: Guidelines for Identification, Evaluation, and Impact Assessment (Ottawa, 2022), rural policy area woodlands are to be assessed based on the criteria established in the NHRM. The subject site falls into the rural planning area of the Ottawa West Catchment, and as established in the City of Ottawa Significant Woodland Guidelines, the percent forest cover for this area is 38.4%. Therefore, the minimum size criteria for significant woodlands in the Ottawa West Catchment planning jurisdiction is 50 ha. Furthermore, the minimum size criteria for interior woodland habitat is 8 ha.

Table C.2 in Appendix C, presents the screening rationale for significant woodlands applied in this EIS. Based on the results of the significant woodland screening presented in Table C.2,

significant woodlands are present on-site based on attributes including contiguous woodland size (greater than 50 ha), proximity and linkages to other natural heritage features, and source water protection. Significant woodlands are illustrated on Figure A.4 in relation to other site features.

Section 10.1.5 Natural Hazards: Wildland Fire Hazard, of The City of Ottawa EIS Guidelines (Ottawa, 2023), states that development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Based on the City of Ottawa GeoPortal (Undated), the woodlands on-site are classified as having a 'low' and 'moderate' potential hazardous forest types for woodland fire. All of 5417 Loggers Way and most of 171 Dewolfe Street are classified as 'moderate' risk with some areas of 171 Dewolfe Street being considered 'low' risk. No areas of 'high' risk were identified on-site based on a review of City of Ottawa GeoPortal. The closest 'high' risk area is located approximately 160 m southeast of the site, outside of the study area. As such, hazardous forest types are not anticipated to pose a risk to the proposed project and are not further discussed or evaluated within the EIS.

Impacts to significant woodlands from the proposed development are discussed in Section 6.

#### **4.4 Significant Valleylands**

Valleylands are defined in the natural heritage reference manual (OMNR, 2010) as 'a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of time'. The identification and evaluation of significant valleys lands in Ontario is based on the recommended criteria from the MNRF and is the responsibility of local planning authorities.

In Southern Ontario, conservation authorities have identified valleylands as part of their regulation mapping (i.e., floodplain mapping); however, where valleys lands have not been defined, their physical boundaries are generally determined as the 'top-of-bank' or 'top-of-slope' associated with a watercourse. For less well-defined valleys, the physical boundary may be defined by riparian vegetation, flooding hazard limits, ordinary high-water marks or the width of the stream meander belt (OMNR, 2010).

No valleylands were identified on-site during the desktop review or during the site investigation. However, as discussed in Section 1.4 and 3.5 above, portions of the 1:100 year and 1:350 year flood plains for the Ottawa River have been identified on-site and within the proposed western addition, as identified by GeoOttawa and MVCA mapping.

Schedules C11 – A (Natural Heritage System - West) and C15 (Environmental Constraints) of the City of Ottawa Official Plan (2022), GeoOttawa (Undated), as well as the MVCA GeoPortal (undated), show the mapped floodplains overlapping with the PSW complex as well as the local wetlands in many locations. Mapped floodplains on-site are illustrated on Figure A.4.

In accordance with City of Ottawa and MVCA policies, no development is permitted within the 1:100 year flood plain. Development may be permitted within the 1:350 year flood plain providing appropriate mitigation measures are utilized.

Impacts to significant valleylands associated with the 1:100 and 1:350 year flood plains are discussed in Section 6 below.

#### **4.5 Significant Areas of Natural and Scientific Interest**

The MNRF identifies two types of areas of natural and scientific interest (ANSI) in Ontario: life sciences ANSIs typically represent significant segments of Ontario's biodiversity and natural landscapes, while earth science ANSIs typically represent significant examples of bedrock, fossils, or landforms in Ontario (OMNR, 2010). ANSIs are a critical component to conservation reserves and provincial parks, representing important natural features that are not found in protected areas. (OMNR, 2010).

No ANSI have been identified on-site or adjacent to the site during the desktop review or during site investigation. Therefore, ANSI are not discussed or evaluated further in this EIS.

#### **4.6 Significant Wildlife Habitat**

The natural heritage reference manual (OMNR, 2010), in combination with the significant wildlife habitat technical guide (OMNR, 2000), and the significant wildlife habitat ecoregion criterion schedules (OMNRF, 2015) were used to identify and evaluate potential significant wildlife habitat on-site. The Significant Wildlife Habitat (SWH) is broadly categorized as habitats of seasonal concentration of animals, rare vegetation communities, specialized habitats for wildlife, habitats of species of conservation concern and animal movement corridors. Table C.3, C.4, C.5, C.6, and C.7 in Appendix C, provide the screening rationale for each category of significant wildlife habitat, respectively.

##### **4.6.1 Habitats of Seasonal Concentration Areas of Animals**

Seasonal concentration areas are habitats where large numbers of species congregate at one time of the year. The significant wildlife habitat technical guides (OMNR, 2000) and significant wildlife habitat ecoregion criterion schedules (OMNRF, 2015) identify 16 types of seasonal concentration habitats that may be considered significant wildlife habitat. These 16 types of seasonal habitat are presented in Table C.3 in Appendix C, including a brief description of the rationale as to why or why they are not assessed further in this EIS.

Following review of Table C.3 in Appendix C, three habitats of seasonal concentration of animals are present on-site: *candidate* turtle wintering, *candidate* colonial bird nesting habitat, and *confirmed* deer yarding areas and winter congregation areas. Each SWH is discussed in detail in the subsections below.

#### 4.6.1.1 Turtle Wintering Areas

*Candidate* turtle wintering areas SWH were identified adjacent to the site, corresponding with the graminoid mineral meadow marsh (ELC code MAMM1) ecosites associated with the Morris Island Complex PSW. *Candidate* SWH in the study area was identified within the open waters of the Ottawa River.

Turtle wintering area SWH may be identified as permanent water bodies, large wetlands and bogs or fens with adequate dissolved oxygen, water deep enough to avoid freezing and have soft mud substrates (OMNRF, 2015).

While targeted turtle basking surveys were outside of the scope of this EIS, three indicator species, midland painted turtle, northern map turtle, and snapping turtle are known to be present within the Ottawa River. Additionally, online occurrence records from the NHIC indicate the presence of all three species either on-site or within 1 km of site. As such, it is likely that surface water features on-site and within the study area provides adequate turtle overwintering habitat.

Potential impacts to *candidate* turtle wintering areas from the proposed development are discussed in Section 6.

#### 4.6.1.2 Colonial Nesting Bird Breeding Habitat

*Candidate* colonial nesting bird breeding SWH was identified adjacent to the site, corresponding with the graminoid mineral meadow marsh (ELC code MAMM1) associated with the Morris Island Complex PSW and along the shores of the Ottawa River.

Colonies are important to local bird population, typically sites are only known colony in area and are used annually. Nesting colonies of gulls and terns are on islands or peninsulas associated with open water or in marshy areas.

The NHIC identifies the presence of Colonial Waterbird Nesting Area within the 1 km<sup>2</sup> grid encompassing site, as well as within 1 km in all directions. Based on the guidelines provided in the Significant Wildlife Habitat Criteria Schedules (OMNRF, 2015a), Colonial Waterbird Nesting Areas as indicated by the NHIC corresponds with Colonially - Nesting Bird Breeding Habitat (Ground) in the criteria schedules (OMNRF, 2015a). Suitable ground nesting habitats are more likely associated with the rocky islands and peninsulas within the Ottawa and Mississippi Rivers, as opposed to the vegetation communities on-site.

While targeted surveys were outside of the scope of this EIS, four indicator species, Herring Gull, Ring-billed Gull, Common Tern, and Caspian Tern, are known to be present in the general area as indicated through eBird (2023).

Potential impacts to *candidate* colonial bird nesting SWH from the proposed project are discussed in Section 6.

#### 4.6.1.3 Deer Yarding Areas and Winter Congregation Areas

White-tailed Deer Yard (Stratum 1) was *confirmed* by Land Information Ontario (2011b) during the desktop review. Based on the mapping provided, Stratum 1 deer yard covers the entire site, and extends approximately 5 km east of the site. Per the LIO (2011), *confirmed* deer yarding area has been identified in association with the dry to fresh sugar maple ironwood deciduous forest (ELC codes FODM5-4), on-site, as well as within the contiguous forests in the study area.

Impacts to deer yarding areas from the proposed project are discussed in Section 6 below.

#### 4.6.2 Rare Vegetation Communities

Rare vegetation communities in the province are described generally as those with an S1 to S3 ranking by the NHIC, and typically include communities such as sand barrens, alvars, old growth forests, savannahs, and tallgrass prairies.

The vegetation communities identified on-site and described in Section 3.4 of this report are not ranked by the NHIC as S1, S2 or S3 and are therefore not considered to be rare vegetation communities. As such, rare vegetation communities are not discussed or evaluated further in this EIS.

#### 4.6.3 Specialized Habitats for Wildlife

Specialized wildlife habitats are microhabitats that provide a critical resource to some groups of wildlife. The Significant Wildlife Habitat Technical Guide (OMNR, 2000) defines eight specialized habitats that may constitute SWH, these eight types of specialized wild habitat are evaluated in Table C.4 in Appendix C.

Following a review of Table C.4 in Appendix C, three specialized habitats for wildlife have been identified on-site or within the study area: *candidate* waterfowl nesting area, *candidate* bald eagle and osprey nesting, foraging and perching habitat, and *candidate* woodland amphibian breeding habitat.

##### 4.6.3.1 Waterfowl Nesting Area

*Candidate* waterfowl nesting area SWH was identified adjacent to the site within the mineral meadow marsh (ELC code MAMM1), and is associated with all upland habitats within 120 m of the meadow marsh communities.

Waterfowl nesting surveys were outside of the scope of work for this EIS, as such the presence or absence of waterfowl nesting area was not confirmed.

Potential impacts to *candidate* waterfowl nesting area are discussed in Section 6.



#### 4.6.3.2 Bald Eagle and Osprey Nesting, Foraging and Perching Habitat

*Candidate* bald eagle and osprey nesting, foraging, and perching SWH was identified on-site. The sugar maple ironwood deciduous forest (FODM5-4) and white cedar hardwood mineral mixed swamp (SWMM1) provide the terrestrial component of the SWH, and are located adjacent to the open waters of the Ottawa River.

Formal bald eagle and osprey nesting, foraging, and perching surveys were out of the scope of this EIS. Neither species were observed during the field investigation.

Potential impacts to *candidate* bald eagle and osprey nesting, foraging, and perching habitat from the proposed project are discussed in Section 6 below.

#### 4.6.3.3 Amphibian Breeding Habitat (Woodland)

Based on the description provided in the Significant Wildlife Habitat Criteria Schedules (OMNRF, 2015a), woodland amphibian habitat is considered the wetland or waterbody, plus a 230 m radius of surrounding woodland area.

*Candidate* woodland amphibian breeding habitat was identified on-site. The sugar maple ironwood deciduous forest (FODM5-4) provides the terrestrial component of the SWH, and is located adjacent to the wetlands, white cedar hardwood mineral mixed swamp (SWMM1) and graminoid mineral meadow marsh ecosite (MAMM1), which provide the aquatic portion of the SWH.

Formal amphibian breeding surveys were out of the scope of this EIS.

Potential impacts to *candidate* woodland amphibian breeding habitat from the proposed project are discussed in Section 6 below.

#### 4.6.4 Habitats of Species of Conservation Concern

Provincial rankings are used by the Natural Heritage Information Centre to set protection priorities for rare species, like those described in Section 3.4 above for vegetation communities. Provincial rankings (S-ranks) are not legal designations such as those used to define the various protection statuses of species at risk, they are only intended to consider factors within the political boundaries of Ontario that might influence a particular species abundance, distribution, or population trend.

Based on the guidance provided in the Significant Wildlife Habitat Ecoregion Criterion Schedules (MNR, 2015), when a plant or animal element occurrence is recorded for any species with an S-rank of S1 (extremely rare), S2 (very rare), S3 (rare to uncommon) or SH (historically present), the corresponding vegetation ecosite is considered to provide *candidate* habitat for species of conservation concern and further consideration within the EIS is warranted.

The Significant Wildlife Habitat Ecoregion Criterion Schedules (OMNRF, 2015) provides five general habitat types known to support a wide range of species of conservation concern in Ontario. The five general habitat types for Ecoregion 6E are provided in Table C.5 in Appendix C, including a brief rationale as to why they are or are not considered further in this EIS.

Following review of Table C.5 in Appendix C, two habitats of species of conservation concern have been identified on-site: *candidate* marsh breeding bird habitat, and habitat for special concern and rare wildlife species for eastern wood-pewee, Canada warbler, wood thrush, eastern ribbonsnake, eastern musk turtle, northern map turtle, snapping turtle, and river redhorse.

#### **4.6.4.1 Marsh Breeding Bird Habitat**

*Candidate* marsh breeding bird habitat was identified adjacent to the site within the mineral meadow marsh ecosite (ELC codes MAMM1).

Marsh breeding bird SWH is considered all wetland habitats that have shallow water with emergent aquatic vegetation present (ELC Ecosites: MAM1-6, SAS1, SAM1, SAF1, FEO1, and BOO1). For green heron, marsh breeding bird habitat includes the edge of the water such as sluggish streams, ponds, and marshes sheltered by shrubs and trees (all SW, MA, and CUM1 ELC Ecosites).

Formal marsh breeding bird call surveys were out of the scope of this EIS. As such, the presence of marsh breeding bird SWH was not confirmed.

Potential impacts to *candidate* marsh breeding bird habitat from the proposed development area are discussed in Section 6.

#### **4.6.4.2 Special Concern and Rare Wildlife Species SWH**

Based on NHIC observation data, eight species of special concern have been identified on-site or within the broader study area: Canada warbler, eastern wood-pewee, wood thrush, eastern musk turtle, eastern ribbonsnake, northern map turtle, snapping turtle, and river redhorse. No other species of special concern or rare wildlife species were identified on-site or within the broader study area. Impacts to all special concern and rare wildlife species from the proposed project are discussed in Section 6 below.

##### ***Canada Warbler***

Canada warbler is a small, colourful songbird with an S-rank of S4 (uncommon but not rare) and is listed as a species of special concern in Ontario. Data occurrence from the NHIC indicates the species occurring within the 1 km<sup>2</sup> grid that encompasses the site. Canada warbler was not observed during the field investigation. The Canada warbler prefers wet, mixed forests with well-developed shrub layers for breeding. Given the suitable woodlands on-site and within the study area, there is a moderate chance of the Canada warbler or suitable habitat to occur on-site.

### ***Eastern Wood-Pewee***

The eastern wood-pewee is a small flycatcher bird with an S-rank of S4 (uncommon but not rare) and is listed as a species of special concern in Ontario. Data occurrence from the NHIC indicates the species occurring within the 1 km<sup>2</sup> grid that encompasses the site as well as in the general area around the site. Eastern wood-pewee was observed during the field investigation. Eastern wood-pewee is a woodland species that is often found near clearings and edges. Given the suitable woodlands on-site and within the study area, as well as the on-site occurrence, there is a high chance of the eastern wood-pewee or suitable habitat to occur on-site.

### ***Wood Thrush***

The Wood thrush is a medium-sized songbird with an S-rank of S4 (uncommon but not rare) and is listed as a species of special concern in Ontario. Data occurrence from the NHIC indicates the species occurring within 1 km of the site. Wood thrush was not observed during the field investigation. This species prefers second growth, and mature deciduous and mixed forests, with saplings and well-developed understory layers, but may also nest in small forest fragments. Given the suitable woodlands on-site and within the study area, there is a moderate chance of the wood thrush or suitable habitat to occur on-site.

### ***Eastern Musk Turtle***

The eastern musk turtle is a secretive wetland turtle species with an S-rank of S3 (rare to uncommon) and is listed as a species of special concern in Ontario. Data occurrence from the NHIC indicates the species occurring within 1 km of the site. Eastern musk turtle was not observed during the field investigation. Eastern musk turtles are found in slow-moving ponds, lakes, marshes, and rivers, with abundant emergent vegetation and muddy bottoms that they burrow into for winter hibernation. Given the availability of potentially suitable aquatic habitat on-site and within the broader study area, there is a moderate potential for eastern musk turtle and its habitat to occur on-site.

### ***Eastern Ribbonsnake***

The eastern ribbonsnake is a slender, black snake with three yellow stripes running down its back, with an S-rank of S4 (uncommon but not rare) and is listed as a species of special concern in Ontario. Data occurrence from the NHIC indicates the species occurring within 1 km of the site. Eastern ribbonsnake was not observed during the field investigation. Eastern ribbonsnakes are found close to water, typically marshes, where its prey of frogs and small fish. This species overwinters in underground burrows or rock crevices. Given the availability of suitable aquatic habitat on-site, there is a moderate chance of eastern ribbonsnake occurring on-site.

### ***Northern Map Turtle***

The northern map turtle is a highly aquatic turtle species with an S-rank of S3 (rare to uncommon) and is listed as a species of special concern in Ontario. Data occurrence from the NHIC indicates the species occurring within the 1 km<sup>2</sup> grid that encompasses the site as well as 1 km around the

site. Northern map turtle was not observed during the field investigation. Northern map turtles inhabit rivers and lakes where it basks on rocks, logs, and banks. Given the availability of suitable aquatic habitat on-site and within the broader study area, there is a moderate potential for northern map turtle and its habitat to occur on-site.

### ***Snapping Turtle***

The snapping turtle is a highly aquatic turtle species with an S-rank of S3 (rare to uncommon) and is listed as a species of special concern in Ontario. Data occurrence from the NHIC indicates the species occurring within the 1 km<sup>2</sup> grid that encompasses the site as well as 1 km around the site. Snapping turtle was not observed during the field investigation. Snapping turtles are aquatic generalists, found in a variety of wetlands, water bodies and watercourses. Given the availability of suitable aquatic habitat on-site, there is a moderate potential for snapping turtle and its habitat to occur on-site.

### ***River Redhorse***

The river redhorse is a large, thick-bodied sucker fish species with an S-rank of S2 (very rare in Ontario) and is listed as a species of special concern in Ontario. Data occurrence from the NHIC does not indicate the presence of river redhorse within the study area. However, DFO SAR Map database identified river redhorse as present in the study area, limited to the Ottawa River and Mississippi River. River redhorse was not detected during the field investigation. River redhorse inhabits medium to large-size rivers that have substantial flows. Given the availability of suitable aquatic habitat within the Ottawa River and Mississippi River, there is a high potential for river redhorse to occur in the study area.

## **4.6.5 Animal Movement Corridors**

Animal movement corridors are elongated areas used by wildlife to move from one habitat to another and allow for the seasonal migration of animals (OMNRF, 2015). The Significant Wildlife Habitat Ecoregion Criterion Schedules for Ecoregion 6E-11 (OMNRF, 2015) identifies two types of animal movement corridors: amphibian movement corridors and deer movement corridors. As per guidance presented by the MNRF (2015), animal movement corridors should only be identified as significant wildlife habitat when a *confirmed or candidate* significant wildlife habitat has been identified by the MNRF district office or by the regional planning authority.

Following review of Table C.6 in Appendix C, one animal movement corridor has been identified on-site, deer movement corridors.

### **4.6.5.1 Deer Movement Corridors**

Deer movement corridors connect wintering habitat and are used during fall migration and spring dispersion and typically follows riparian areas, woodlots and areas of physical geography (OMNRF, 2015). Deer movement corridors must be determined when deer wintering habitat is confirmed.

Animals move between areas to satisfy their life history requirements. White-tail deer migrate seasonally between summer and winter ranges to access foraging habitats of agricultural lands and deciduous forests, and to winter habitats for the cover of coniferous forest stands. Cervid movement corridors require significant and continuous forest cover as deer must travel through unfamiliar territory with increased exposure to predation (MNR, 2014b).

For an area to function as a movement corridor for migrating deer it requires specific habitat features; deer establish migration trails in forest habitat, often using terrain features such as ridges, valleys, and riparian areas. The species composition of tree cover in movement corridors varies but conifer species appear to be important. However, the structure of the forest is more significant to deer than its composition, with forest understory characteristics contributing the most to the function of migration corridors (MNR, 2014b).

Targeted surveys to identify cervid movement corridors were not conducted as they were outside of the scope of this EIS. However, as discussed in Section 4.6.1.3, habitats on-site and within the study area likely serve as a cervid movement corridor due to the association with the Stratum I deer yard on-site and study area, as mapped by the OMNR (LIO, 2011).

In accordance with the SWH Ecoregion Criterion Schedules for Ecoregion 6E, deer movement corridors are limited to all forested ecosites on-site (ELC codes FODM5-4).

Impacts to *candidate* deer movement corridors are discussed in Section 6.

#### **4.7 Fish Habitat**

The protection of fish and fish habitat is a federal responsibility and is administered by the Department of Fisheries and Oceans Canada (DFO). Fish habitat as defined in the Fisheries Act (Canada, 1985) means, “spawning grounds and nursery, rearing food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes.”

When development is unable to avoid resulting in the harmful alteration, disturbance or destruction (HADD) of fish habitat from typical project impacts such as temperature change, sedimentation, infilling, reduction of nutrient and food supply, etc., an authorization under the Fisheries Act is required for the project to proceed.

As discussed in Section 3.5, surface water features on-site consist of the Morris Island Wetland Complex PSW, local unevaluated wetlands and an unnamed watercourse. Within the study area, surface water features consist of the Ottawa River.

A fisheries assessment was not conducted as part of this EIS. However, the Ottawa River is known to provide habitat for a wide range of fish species including black crappie, bluegill, brown bullhead, channel catfish, freshwater drum, goldeye, lake whitefish, largemouth bass, mooneye,

muskellunge, northern pike, pumpkinseed, rainbow smelt, rock bass, sauger, smallmouth bass, walleye, white sucker, yellow bullhead, and yellow perch Fish ON-Line (2023).

No fish species were observed within the unnamed watercourse or wetlands located on-site. However, given their permanency and connectivity to both the Ottawa River, it is assumed that the watercourses and wetlands provide suitable habitat for small-bodied species of fish.

Potential impacts to fish and fish habitat from the proposed project are discussed in Section 6.

#### **4.8 Species at Risk**

The probability of occurrence for species at risk to occur on-site and within the broader study area was determined through the desktop review stage of this EIS, as described in Section 2.1, and through the site-specific surveys conducted as part of this EIS, outlined in Section 2.2.

Table C.7 in Appendix C, provides a summary of all species at risk which were determined to have the potential to occur on-site or within the broader study area, their protection status under the provincial Endangered Species Act (Ontario, 2007), their probability of occurrence and a brief rationale of that probability. Impacts to endangered or threatened SAR determined to have a moderate or high potential to occur on-site or within the broader study area are discussed further in Section 6.

## 5.0 PROPOSED PROJECT

The proposed project, assessed for potential impacts on the natural heritage features determined to be present within the broader study area, includes a land severance and subsequent lot addition to an undersized lot, for the property located on Part of Lot 26, Concession 5, in the Geographic Township of Fitzroy, in the City of Ottawa, Ontario, municipally addressed as 5417 Loggers Way.

The severance application and lot addition would be for the expansion of an undersized lot at 5417 Loggers Way which has an existing size of 0.22 ha. The subject property is landlocked with legal access over the abutting lands. There are two lot additions proposed, one on each side of the subject property. The first parcel will be approximately 0.1 ha severed from an existing 48.85 ha lot at 171 Dewolfe Street, and added to the east side of the site. The second parcel will be approximately 0.07 ha severed from an existing 8.85 ha lot on Part of Lots 25, 26 and 27, Concession 5 and 6, and added to the west side of the site. Collectively, the additions would expand the existing lot to 0.55 ha. As it stands, the existing dwelling encroaches on the property to the west. These additions would correct the encroachment issue. The proposed severances as additions are illustrated on Figure A.2.

The eastern addition is associated with the retained lands to the north of the site, addressed as 171 Dewolfe Street. It is intended for the retained parcel to remain undeveloped and maintain its natural features. While no current development is proposed for the retained parcel, a conceptual development envelope of 0.2 ha has been illustrated on the retained lands to demonstrate that there is a buildable area on the retained lands.

The western addition is associated with the retained lands to the south of the site, situated adjacent to the Ottawa and Mississippi Rivers. These retained lands are heavily constrained by the 1:100 year floodplains. As such, it is unlikely that these retained lands will be able to support any future developable areas.

The act of severing and adding parcels from the adjacent properties is not expected to result in any physical alteration to the subject property. Additionally, future development is not anticipated within the lot as a residential dwelling is already existing.

It should be noted that future development on the retained parcel is not anticipated and that if future development of the retained parcel is not consistent with the description provided above and illustrated on Figure A.5, an addendum to this EIS will be required to address potential impacts to natural heritage features.

However, should future development activities occur, activities may include tree clearing and vegetation grubbing and removal, fill placement and elevation grading, laneway construction, excavation and pouring of foundations, construction of a single-family dwelling, drilling of a drinking water well, installation of septic system, and general landscaping.

Potential environmental impacts from the proposed project are discussed in relation to potential future development in Section 6 below.



## 6.0 IMPACT ASSESSMENT

Potential impacts to natural heritage feature on-site and within the broader study area are assessed for direct, indirect, and cumulative effects based on the proposed project outlined in Section 5. Natural heritage features identified in Section 4 of this report as present or likely to be present are discussed in the subsections below.

As discussed in Section 5, no proposed development is anticipated as part of the proposed project. As such, the lot severing and additions are not expected to result in any negative impacts on the natural heritage features. However in order to provide a meaningful impact assessment, it is assumed that potential future residential development will occur on the retained lands municipally addressed as 171 Dewolfe Street. No future development is anticipated to occur within the retained lands to the south as the lot is heavily constrained by floodplains and wetlands, and as such would not be able to support future development without contravening the City of Ottawa Official Plan. As such, impacts are assessed only for potential future development of the retained lands associated with 171 Dewolfe Street.

Potential effects to the natural environment from the proposed development outlined in Section 5 include: vegetation removal, disturbance of the natural soil mantle, increased noise generation, increased human disturbance, increase storm water generation and potentially increased nutrient loading to adjacent surface water features.

### 6.1 City of Ottawa Natural Heritage System

Natural Heritage System Core Area, Natural Heritage Features Overlay, and Significant Wetlands have been identified on-site and are mapped as part of the Natural Heritage System, identified by the City of Ottawa Official Plan – Schedule C11 – A (2022).

With respect to development in the Natural Heritage System, the City of Ottawa OP presents the following policies;

*4.8.1 Protect the City's natural environment through identification of a Natural Heritage System, Natural Heritage Features and related policies:*

- Subsection 5) The City shall take a no net loss approach with respect to evaluated wetlands deemed not provincially significant and forest cover outside the urban area and designated villages.

*5.6.4.1 Protect the Natural Heritage System and Natural Heritage Features:*

- Subsection 1) a) In Natural Heritage System Core Areas, development or site alteration shall maintain or enhance the integrity, biodiversity and ecosystem services of the area;

and not compromise the potential for long term enhancement and restoration of the ecological integrity, biodiversity and ecosystem services of the area; and

b) In Natural Heritage System Linkage Areas, development or site alteration shall maintain or improve the ecological and recreational connectivity of the area; and, not compromise the potential for long term enhancement and restoration of ecological and recreational connectivity of the area.

- Subsection 3) The City shall protect natural heritage features for their natural character and ecosystem services.
- Subsection 5) Development and site alteration shall have no negative impact on the Natural Heritage System and Natural Heritage Features. Development and site alteration shall be consistent with the conclusions and recommendations of an approved environmental impact study.

However, Section 3.4 of The City of Ottawa EIS guidelines (Ottawa, 2023), further states that “Where a severance that would otherwise meet the policies of the Official Plan is proposed within the City’s Natural Heritage System, staff will work with the applicant to minimize any negative impacts to the extent possible through such means as identifying an appropriate development envelope and applying standard mitigation measures. It is not the City’s intent to prevent otherwise legal severances from occurring in these areas.”

Direct impacts to the Natural Heritage System are limited to the minor loss of roadside significant woodlands. Additionally, the potential use of fencing as part of the development may create additional barriers to animal movement.

While the proposed project will required the minor removal of on-site vegetation, it is worth considering that the vegetation removal is not anticipated to have any negative impacts on the ecological integrity, biodiversity, ecosystem services, natural character, or overall function of the Natural Heritage System. As the proposed property already has a residential dwelling, impacts are limited to the area of proposed retained land development. The potential full buildout of the proposed retained land development accounts for only 0.2 ha of the entire, approximately 450 ha (less than 0.1%) of contiguous significant woodlands associated with the Natural Heritage System. Additionally, this removal will be situated fronting to Dewolfe Street, where impacts are anticipated to be less impactful when compared to more interior and sensitive habitats elsewhere on-site.

Furthermore, it is anticipated that based on the numerous constraints and natural heritage features on-site, it is unlikely that the remaining approximately 8.8 ha on the property to the south will be able to abide by the City of Ottawa Official Plan for any additional developments. As such, the remaining natural heritage features on-site will be indirectly protected from future developments.

Mitigation measures to ensure the continued function of the Natural Heritage Systems are provided in Section 7.

## **6.2 Provincially Significant Wetlands and Local Unevaluated Wetlands**

As outlined in Section 3.5 and Section 4.2, one local unevaluated wetland and the Morris Island Wetland Complex PSW are present on-site.

Given the nature of the proposed project, and the presence of a pre-existing single-family dwelling on the subject property, impacts to wetlands are associated only with the proposed development on the retained lands.

As no in-water work is anticipated as part of the proposed development, impacts to the Morris Island Wetland Complex PSW and local wetlands are anticipated to be indirect in nature.

Potential indirect impacts to wetlands on-site are primarily associated with changes to the surface water and groundwater water balance through increased storm water runoff resulting from an increase in the impervious surface area, encroachment resulting in compaction of soils and vegetation loss. Other potential impacts include short duration construction impacts, including heavy machinery encroachment, fill placement and long-term human disturbance such as noise generation, dumping or refuse and yard waste and trampling. However, given the distance between the wetlands and developable area, as well as the dense vegetative buffer between them, impacts are anticipated to be negligible.

Mitigation measures to protect local and significant wetlands from development impacts are provided in Section 7.

## **6.3 Significant Woodlands**

As discussed in Section 4.3, woodlands on-site and within the study area are considered significant due to their contiguous size (greater than 50 ha) and ecological functions.

The proposed land severances and lot additions on-site are not anticipated to impact significant woodlands given the existing development located on the parcel. Future development on the retained lands has the potential to result in the direct loss of significant woodland cover on-site.

The potential full buildout of the proposed retained land development accounts for only 0.2 ha of the entire, approximately 450 ha (less than 0.1%) of contiguous significant woodlands. Additionally, this removal will be situated fronting to Dewolfe Street, where impacts are anticipated to be less impactful when compared to more interior and sensitive habitats elsewhere on-site.

Despite the removal of 0.2 ha of significant woodlands from the site, the contiguous significant woodlands on-site, study area, and beyond, will continue to meet the NHRM criteria for which

their significance is based: contiguous woodlands continue to be greater than 50 ha, are proximal and provide linkages to other natural features, and source water protection.

Through the use of development envelopes, the minor loss of woodlands is not anticipated to negatively impact the function and integrity of significant woodlands.

Mitigation measures intended to minimize impacts significant woodlands are discussed in Section 7.

#### **6.4 Significant Valleylands – Floodplains**

As discussed in Section 4.4, significant valleylands are present on-site corresponding with MVCA and City of Ottawa mapping for the 1:100 year floodplain.

The City of Ottawa and MVCA have identified floodplains to be present within the proposed severance and addition areas, as well as the area occupied by the pre-existing residential development.

In accordance with City of Ottawa and MVCA policies, no development is permitted within the 1:100 year floodplain. Figure A.4 illustrates the 1:100 and 1:350 year floodplains, demonstrating all development will occur outside of the 1:100 year floodplain.

No development is proposed to occur within the 1:100 or 1:350 year floodplains. As such, no negative impacts to significant valleylands – floodplain are anticipated as a result of the proposed development.

However, given the presence of an existing dwelling within the 1:100 year floodplain, mitigation measures to reduce impacts to floodplains, and promote health and safety are outlined in Section 7.

#### **6.5 Significant Wildlife Habitat**

The potential presence of significant wildlife habitat (SWH) on-site and within the study area was evaluated in Section 4.6. As a result of this assessment, 9 types of significant wildlife habitat were determined to be present on-site or within the study area: *candidate* turtle wintering areas, *candidate* colonially nesting bird breeding habitat (ground), *confirmed* deer yarding areas, *candidate* waterfowl nesting area, *candidate* bald eagle and osprey nesting, foraging and perching habitat, *candidate* woodland amphibian breeding habitat, *candidate* marsh breeding bird habitat, habitats for special concern and rare wildlife species (Canada warbler, eastern wood-pewee, wood thrush, eastern musk turtle, eastern ribbonsnake, northern map turtle, snapping turtle, and river redhorse), and *candidate* deer movement corridors.

Potential impacts to each type of significant wildlife habitat are discussed in greater detail in the following subsections, while mitigation measures intended to prevent such impacts are presented in Section 7.

#### **6.5.1 Candidate Turtle Wintering Areas**

*Candidate* turtle wintering areas SWH were identified on-site, corresponding with the graminoid mineral meadow marsh (ELC code MAMM1) associated with the Morris Island Complex PSW. *Candidate* SWH in the study area was identified within the open waters of the Ottawa River.

As in-water work is not anticipated as part of the proposed development, impacts to *candidate* turtle wintering area SWH are anticipated to be indirect and negligible.

Potential indirect impacts to surface water features are primarily associated with increased storm water runoff resulting from an increase in the impervious surface area and encroachment resulting in compaction of soils and vegetation loss. However, this increase is anticipated to be negligible when considering the existing residential dwelling, the proposed small footprint of the project on the retained lands, the separation between the project area and surrounding waterbodies, as well as the natural dense vegetation between them.

Other potential impacts include short duration construction impacts, include: heavy machinery encroachment, fill placement and long term human disturbance such as noise generation, dumping or refuse and yard waste and trampling. However, given the nature of the proposed development, impacts from increased human presence and disturbance are anticipated to be minimal.

Mitigation measures to reduce impacts to and protect turtle wintering area SWH are provided in Section 7.

#### **6.5.2 Candidate Colonially Nesting Bird Breeding Habitat (Ground)**

*Candidate* colonial bird nesting SWH was identified on-site, corresponding with the graminoid mineral meadow marsh (ELC code MAMM1) ecosite associated with the Morris Island Complex PSW. *Candidate* SWH in the study area was identified along the shores of the Ottawa River.

As no in-water work is proposed within suitable marsh habitat as part of the development, potential impacts to *candidate* colonial bird nesting SWH are anticipated to be negligible and indirect in nature.

Potential indirect impacts to surface water features are primarily associated with increased storm water runoff resulting from an increase in the impervious surface area and encroachment resulting in compaction of soils and vegetation loss. However, this increase is anticipated to be negligible when considering the proposed small footprint of the project, the separation between the project area and surrounding waterbodies, as well as the natural dense vegetation between them.

Other potential impacts include short duration construction impacts, include: heavy machinery encroachment, fill placement and long term human disturbance such as noise generation, dumping or refuse and yard waste and trampling. However, given the nature of the proposed development, impacts from increased human presence and disturbance are anticipated to be minimal.

Mitigation measures to reduce impacts to *candidate* colonial bird nesting SWH are provided in Section 7.

### 6.5.3 Deer Yarding Areas

In northern deer yards, coniferous forest cover provides protection from winds, cover from predators and, by holding snow on their branches; conifers effectively reduce snow depth on the ground (MNRF, 2014). Northern deer yards draw individual deer from the surrounding landscape, an area that may be up to 10 times as large as the deeryard itself, as such, activities which affect wintering area functions have impacts on deer abundance beyond the site level (MNRF, 2014b).

The OMNRF has mapped a Stratum I white-tailed deer wintering area, covering the entirety of the site.

As outlined in the Significant Wildlife Habitat Mitigation Support Tool (SWHMST), single lot residential development is not expected to have the same degree of impact on wintering habitat function as subdivision development (OMNRF, 2014).

The act of physically severing the land parcel from the existing parcel is not anticipated to negatively impact the *confirmed* deer yarding area SWH however, future development on the retained land has the potential to result in loss of woodland cover on-site. As tree clearing is anticipated as part of the future development, impacts to the function and quality of deer yarding area are expected to be impacted, both directly and indirectly.

As the subject property already has an established residential dwelling on it, impacts are limited to the proposed development within the retained lands. Woodlands within the proposed retained land development area accounts for 0.2 ha of upland forest. Assuming full buildout of the proposed developable space on the retained land, the loss of 0.2 ha would represent an approximate loss of less than 0.1% of woodlands on-site. The removal of the woodlands will directly result in the loss of the loss of core wintering (Stratum I) habitat, and potentially lead to increased fragmentation, and habitat encroachment. However, the potential loss of less than 0.1% of woodlands is considered negligible, as the loss is not anticipated to impact the function, or significance of the significant woodlands or the associated deer yarding area.

The location of the habitat loss directly adjacent to Mississippi Drive is not anticipated to significantly impact over-wintering deer within the broader region. This statement is based on several factors include the overall size of the deer yard habitat (extending up to 5 km from site),

the location of the land severance within the deer yard (roadside, fringe of the SWH), and the nature of the woodlands on-site, as opposed to the more significant coniferous dominated woodlands relied upon for over-wintering protection for predators and winter conditions found in the study area. Additionally, the proposed retained land development is unlikely to fragment habitat as it will take place at the edge of the existing property boundary, along Dewolfe Street, which is an existing break in the landscape.

Other potential impacts include short duration construction impacts, including heavy machinery encroachment, and fill placement. Potential impacts post-construction activities may include increased human disturbance such as noise generation, dumping of refuse and yard waste and trampling, harassment (pets at large), and increased human-wildlife interactions.

Once new residential areas are completed, some residents may be inclined to deposit food for deer during the winter months to attract them for viewing purposes or with the intention of assisting their survival. This practice often affects an animal's normal migration to a deer winter area and congregates deer in location they would normally not inhabit (MNRF, 2014b). Supplementary feeding can contribute to localised traffic hazards, damage to crops and ornamentals, and an increased potential for disease transmission (MNRF, 2014b).

Given the nature of the proposed development, overall impacts to *confirmed* deer winter congregation areas on-site are anticipated to be minimal.

Mitigation measures to protect the deer yard areas within the confines of the site are provided in Section 7.

#### **6.5.4 Candidate Waterfowl Nesting Area**

*Candidate* waterfowl nesting area SWH has been identified on-site and in the study area and is associated with all upland habitats within 120 m of meadow marsh (ELC code MAMM1), corresponding to the Morris Island Wetland Complex PSW on-site.

Potential direct impacts from the proposed project on the terrestrial component of waterfowl nesting area SWH are associated with the direct loss of approximately 0.2 ha of woodlands within the proposed retained land development area. Potential indirect impacts to the terrestrial component of waterfowl nesting SWH may include encroachment and increased human-wildlife interaction. Other potential impacts include short-duration construction impacts, including heavy machinery encroachment, fill placement, and long-term human disturbances such as noise generation and trampling. However, given the location of the proposed buildout area, impacts are anticipated to be negligible.

As no in-water work is anticipated as part of the proposed development, impacts to the aquatic component of waterfowl nesting area SWH are anticipated to be indirect and negligible. Potential indirect impacts to surface water features are primarily associated with increased storm water

runoff resulting from an increase in the impervious surface area and encroachment resulting in compaction of soils and vegetation loss. However, this increase is anticipated to be negligible when considering the proposed small footprint of the project, and the natural dense vegetation between the project area and surrounding waterbodies.

Mitigation measures to protect *candidate* waterfowl nesting areas within the on-site PSW are provided in Section 7.

#### **6.5.5 *Candidate* Bald Eagle and Osprey Nesting, Foraging and Perching Habitat**

*Candidate* bald eagle and osprey nesting, foraging, and perching habitat can be found on-site and within the study area where the woodlands are adjacent to the Ottawa and Mississippi Rivers.

Given the existing development on the proposed expansion lot, the proposed project on-site is not anticipated to impact bald eagle and osprey nesting, foraging, and perching habitat on-site. Direct impacts to *candidate* bald eagle and osprey nesting, foraging, and perching habitat are primarily associated with loss of candidate roosting trees on the retained lands. Future development on the retained lands has the potential to result in the loss of woodlands and candidate nesting trees. Indirect potential impacts include increased human presence, increased human and wildlife interaction and disturbances, and increased noise levels.

Mitigation measures to protect *candidate* bald eagle and osprey nesting, foraging, and perching habitat are provided in Section 7.

#### **6.5.6 *Candidate* Woodland Amphibian Breeding Habitat**

*Candidate* woodland amphibian breeding habitat can be found within the upland forested communities (ELC codes FODM5-4) adjacent to wetlands, as well as the swamp community (SWMM1-1). Based on the description provided in the Significant Wildlife Habitat Criteria Schedules (OMNRF, 2015), woodland amphibian habitat is considered to be the wetland, plus a 230 m radius of surrounding woodland area. *Candidate* woodland amphibian breeding habitat is illustrated on Figure A.4 in Appendix A.

As no in-water work is proposed as part of the development, potential impacts to *candidate* woodland amphibian breeding SWH are anticipated to be associated with direct impacts to woodland habitat and indirect impacts to wetland habitat, limited to areas adjacent to the proposed development on the retained lands. Given the existing development on the proposed expansion lot, the proposed project on-site is not anticipated to impact *candidate* woodland amphibian breeding habitat on-site.

Direct impacts to woodland amphibian breeding SWH is primarily associated with the minor loss of approximately 0.2 ha of woodland cover and vegetation as a result of the proposed development. Indirect impacts to wetland habitat may include alterations to water quality due to nutrient and sediment loading as well as alterations to the hydrologic regime from increases in



impermeable surfaces and increases in storm water runoff. However, alterations to water quantity and quality are anticipated to be negligible when considering the proposed small footprint of the project, and the natural dense vegetation between the project area and surrounding waterbodies.

Other potential impacts include short-duration construction impacts, including: heavy machinery encroachment, fill placement, and long-term human disturbances such as noise generation, dumping of refuse and yard waste and trampling.

Mitigation measures to reduce impacts to *candidate* woodland amphibian breeding habitat SWH are provided in Section 7.

#### **6.5.7 Candidate Marsh Breeding Bird Habitat**

*Candidate* marsh breeding bird habitat was identified on-site and study area within the graminoid mineral meadow marsh ecosite (ELC code MAMM1), correlating to the on-site Morris Island Wetland Complex PSW.

As no in-water work is proposed within suitable marsh breeding bird habitat as part of the development, potential impacts to *candidate* marsh breeding bird habitat is anticipated to be indirect in nature, limited to areas adjacent to the proposed development on the retained lands. Given the existing development on the proposed expansion lot, the proposed project on-site is not anticipated to impact *candidate* marsh breeding bird habitat on-site.

Indirect impacts are primarily associated with changes to the surface water and groundwater water balance through increased stormwater runoff resulting from an increase in the impervious surface area and encroachment resulting in compaction of soils and vegetation loss. However, alterations to water quantity and quality are anticipated to be negligible when considering the proposed small footprint of the project, and the natural dense vegetation between the project area and surrounding waterbodies.

Other potential impacts may include short duration construction impacts, including: heavy machinery encroachment, fill placement, and long-term human disturbance such as noise generation, dumping of refuse and trampling.

Mitigation measures to reduce impacts to *candidate* wetland breeding bird habitat SWH are provided in Section 7.

#### **6.5.8 Candidate Special Concern and Rare Wildlife Species: Canada Warbler, Eastern Wood-Pewee, and Wood Thrush**

A total of three woodland avian SAR and their habitats were identified as having a potential to occur on-site or within the study area; Canada warbler, eastern wood-pewee, and wood thrush. Canada Warbler (*Cardellina canadensis*) is a small, colourful songbird that prefers wet, mixed forests with well-developed shrub layers for breeding. Eastern wood-pewee (*Contopus virens*) is

a small, avian insectivore that lives in a variety of deciduous, mixed and to a lesser extent, coniferous woodland habitat (COSEWIC, 2012c). Wood thrush (*Hylocichla mustelina*) is a medium-sized songbird, that prefers second growth, and mature deciduous and mixed forests, with saplings and well-developed understory layers, but may also nest in small forest fragments.

All three avian SAR are listed as a species of special concern in Ontario. The NHIC database indicates all three species to be present within 1 km of site, however, only the eastern wood-pewee was identified during the site investigation.

Impacts to avian SAR and their habitat from the proposed development is limited to the wooded area on-site, which may provide nesting and foraging habitat. Impacts to avian SAR habitat may include a minor loss of woodland habitat, and increased human presence. These impacts are limited to areas adjacent to the proposed development on the retained lands. Given the existing development on the proposed expansion lot, the proposed project on-site is not anticipated to impact avian SAR habitat on-site.

The proposed development is anticipated to result in the loss of potentially suitable woodland habitat, however, suitable habitat is readily available within forests in the general area to support avian SAR species. The current development plan for the retained lands indicate the approximate removal of 0.2 ha of woodlands on-site (less than 0.1% of total woodlands on-site), most of which will consist of roadside vegetation. When considering the abundance of woodlands available within the immediate vicinity of the site (greater than 50 ha), this reduction in woodlands is not expected to negatively impact availability of function of avian SAR habitat. As such, impacts to avian SAR are anticipated to be minimal.

Impacts from increased human presence are anticipated to be negligible given the existing residential developments along Dewolfe road and availability of suitable habitat within the greater study area.

Mitigation measures to protect nesting and foraging avian SAR are provided in Section 7.

#### **6.5.9 Candidate Special Concern and Rare Wildlife Species: Eastern Musk Turtle, Northern Map Turtle, and Snapping Turtle**

A total of three turtle SAR and their habitats were identified as having a potential to occur on-site or within the study area; eastern musk turtle, northern map turtle, and snapping turtle. The eastern musk turtle (*Sternotherus odoratus*), also known as the Stinkpot, is a small freshwater turtle that are found in a variety of waterbodies that are generally slow-moving, with abundant emergent vegetation and muddy bottoms that they burrow into for winter hibernation. The Northern map turtle (*Graptemys geographica*) is a medium sized freshwater turtle that inhabits rivers and lakes where it basks on rocks, logs, and banks. Snapping turtle (*Chelydra serpentina*) is the largest freshwater turtle found in Canada, and are aquatic generalists, found in a variety of wetlands, water bodies and watercourses.

All three turtle SAR are listed as a species of special concern in Ontario. The NHIC database indicates all three species to be present within 1 km of site. None of these SAR turtles were observed during the field investigation.

As no in-water work is proposed as part of the future development, potential impacts to *candidate* turtle SAR and their habitats are anticipated to be indirect in nature. These impacts are limited to wetlands adjacent to the proposed development on the retained lands. Given the existing development on the proposed expansion lot, the proposed project on-site is not anticipated to impact turtle SAR habitat on-site.

Indirect impacts to turtle SAR may include alterations to water quality due to nutrient and sediment loading and alterations to the hydrologic regime due to slight increases in impermeable surfaces and stormwater runoff, as well as encroachment resulting in compaction of soils and vegetation loss. Additional indirect impacts may also include increased human-wildlife interaction associated with migrating turtles, particularly during nesting season, when turtles move between winter and summer habitats.

Other potential impacts may include short duration construction impacts, including: heavy machinery encroachment, fill placement and long term human disturbance such as noise generation, dumping or refuse and yard waste and trampling.

However, given the nature of the proposed development, a single-family dwelling in a rural area, dense vegetated buffers between the proposed development area and suitable habitats, as well as abundance of available habitat, impacts from the proposed development are anticipated to be negligible.

Mitigation measures to protect turtle SAR and their habitat from the proposed development are presented in Section 7.

#### **6.5.10 Candidate Special Concern and Rare Wildlife Species: Eastern Ribbonsnake**

Eastern ribbonsnake (*Thamnophis sauritus*) is a long and narrow snake. As a semi-aquatic species, eastern ribbonsnake are typically found in habitats close to water such as wetlands and shorelines of lakes and rivers (Ontario Nature, 2020). In Ontario, the eastern ribbonsnake is listed as species of special concern.

NHIC database indicates species within 1 km of site. Eastern ribbonsnake was not observed during the site investigation.

Given the existing development on the proposed expansion lot, the land severances and additions are not anticipated to impact eastern ribbonsnake habitat on-site. Any future development on the retained lands has the potential to result in direct impacts to eastern ribbonsnake and their habitat.

Impacts to eastern ribbonsnake and their habitat on-site from future development may include loss of potentially suitable upland forest habitat and rock structures which may provide potentially suitable overwintering habitat. As no in-water work is proposed as part of future development, indirect impacts to adjacent aquatic and semi-aquatic habitat may include alterations to water quality due to nutrient and sediment loading.

Potential impacts to *candidate* eastern ribbonsnake SWH are anticipated to be primarily associated with seasonal migration and dispersion from breeding hibernacula to wetland and forested foraging habitats. Impacts to migrating reptiles due to future development may include a loss of forest habitat, increased fragmentation, encroachment and increased human-wildlife interactions.

Indirect impacts to wetland foraging habitats may include alterations to water quality due to nutrient and sediment loading as well as alterations to the hydrologic regime due increases in impermeable surfaces and increases in storm water runoff.

Other potential impacts include short duration construction impacts, including: heavy machinery encroachment, fill placement, and long-term human disturbance such as noise generation, dumping of refuse and trampling.

However, given the nature of the proposed development, a single-family dwelling in a rural area, dense vegetated buffers between the proposed development area and suitable habitats, as well as abundance of available habitat, impacts from the proposed development are anticipated to be negligible.

Mitigation measures to protect eastern ribbonsnake and their habitat on-site are discussed in Section 7.

#### **6.5.11 Special Concern and Rare Wildlife Species: River Redhorse**

The river redhorse is a large, thick-bodied sucker that redhorse inhabits medium to large-size rivers that have substantial flows. In Ontario, river redhorse is listed as a species of special concern.

River redhorse was not observed on-site during the field investigation but occurrence data from DFO SAR Map indicates the species has occurred within 1 km of the property, limited to within the Ottawa River and Mississippi River. Watercourses and other aquatic features on-site are not anticipated to support suitable river redhorse habitat as the features lack sufficient depths, flows and substrates.

As no in-water work is anticipated, direct impacts to river redhorse and their habitat are not anticipated. However, considering the scope of the project, impacts are anticipated to be minimal, mostly indirect and temporary in nature.

Indirect impacts to redhorse may include alterations to water quality due to nutrient and sediment loading and alterations to the hydrologic regime due to slight increases in impermeable surfaces and stormwater runoff, as well as encroachment resulting in compaction of soils and vegetation loss.

However, given the nature of the proposed development, a single-family dwelling, in a rural area, as well as abundance of available habitat, impacts from the proposed development are anticipated to be minimal.

Mitigation measures intended to prevent negative impacts to river redhorse are presented in Section 7.

#### **6.5.12 Deer Movement Corridors**

As discussed in Section 4.6.5.1, *candidate* deer movement corridors were identified on-site within the mixed and deciduous forests on-site (ELC code FODM5-4). Movement corridors are determined when deer wintering areas are *confirmed*, and they typically follow riparian areas, woodlots, and ravines.

Potential impacts to *candidate* cervid movement corridor SWH are anticipated to be both direct and indirect, yet minimal in nature.

Potential direct impacts from the proposed development on deer movement corridor may include direct loss of suitable habitat resulting from vegetation clearing and physical barriers to passage presented by future development.

Future development on the retained land has the potential to result in loss of *candidate* SWH on-site. This potential loss is directly associated with loss of significant woodlands identified on-site. As previously mentioned in Section 6.3 for significant woodlands and Section 6.5.3 for deer yarding SWH, the proposed development has the potential to result in a maximal loss of 0.2 ha of fringe roadside woodlands.

However, this minor loss is not anticipated to negatively impact *candidate* cervid movement corridor when considering the low impact development of the project, the minimal amount of roadside vegetation loss, and that more suitable and undisturbed woodlands are located north of the site which may provide more suitable coverage and corridor passages.

Potential indirect impacts from the proposed development on deer movement corridor may include increased human presence, harassment (pets at large), encroachment, and increased human-wildlife interactions. Other potential impacts include short duration construction impacts, including heavy machinery encroachment, fill placement, and long-term human disturbance such as noise generation, dumping or refuse and yard waste and trampling.

These impacts are limited to areas adjacent to the proposed development on the retained lands. Given the existing development on the proposed expansion lot, the proposed project on-site is not anticipated to impact deer movement habitat on-site.

Overall impacts are even further reduced when considering that the remainder of the site is heavily constrained with other natural heritage features, and is unlikely to support additional developments in the future.

Mitigation measures to protect cervid movement corridors are provided in Section 7.

## **6.6 Fish Habitat**

According to the Provincial Policy Statement (MMAH, 2020), “development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.” Fish habitat as defined in the Fisheries Act (Canada, 1985) means “spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes.”

Under the Fisheries Act, protection is afforded to all fish and fish habitat, not just those that support either a recreational, commercial or Aboriginal fishery. Under the Fisheries Act, work that is conducted in or near waterbodies must avoid “the death of fish, other than by fishing” (Canada, 1985). Furthermore, the Fisheries Act states that work must avoid “the harmful alteration, disruption or destruction (HADD) of fish habitat” (Canada, 1985).

When activities are unable to avoid or mitigate harm to fish or fish habitat from typical project impacts such as temperature change, sedimentation, infilling, reduction of nutrient and food supply, etc., an authorization under Subsection 35 (2) of the Fisheries Act is required for the project to proceed without contravening the Act.

As no in-water work is proposed, direct impacts to fish habitat are not anticipated. Considering the scope of the project and abundance of available habitat, impacts are anticipated to be minimal, mostly indirect and temporary in nature.

Potential indirect impacts to surface water features resulting from construction activities and from increased runoff following construction may include alterations to water quality, increased storm water runoff, overland flow and concomitant sediment transport caused by an increase in impervious surface area and vegetation loss, as well as increased nutrient loading through both overland and subsurface pathways, and landscaping practices. However, impacts are anticipated to be negligible when considering the scope of the project and abundance of habitat available.

Any potential impacts are limited to areas adjacent to the proposed development on the retained lands. Given the existing development on the proposed expansion lot, the proposed project on-site is not anticipated to impact fish habitat on-site.

Mitigation measures intended to protect fish and fish habitat from negative impacts are discussed in Section 7.

## 6.7 Species at Risk

As outlined in the Endangered Species Act (Ontario, 2007), only species listed as threatened or endangered and their general habitat receive automatic protection. When a species-specific recovery strategy is developed, a specific habitat regulation will be established, which eventually replaces the automatic habitat protection. Species of special concern and their habitat do not receive protection under the ESA.

Potential impacts associated with the proposed project to threatened or endangered species identified as having a moderate or high potential to occur on-site in Section 4.8, are discussed on a species-by-species basis in subsections below.

### 6.7.1 Least Bittern

Least bittern (*Ixobrychus exilis*) is the smallest heron in the western hemisphere. The least bittern is a marsh obligate and breeds strictly in marshes of emergent vegetation. These marshes have relatively stable water levels and interspersed areas of open water (COSEWIC, 2009). Although they typically breed and nest in cattail marshes, nests have also been found in bulrush, grasses, horsetail, and willow (Cadman et al., 2007). It is most frequently found in marshes of at least 5 ha but has been observed in much smaller marshes (Cadman et al., 2007).

Formal Marsh Breeding Bird Surveys were out of the scope of this EIS. However, through the desktop review, eBird (2023) has identified observation records for least bittern within 1 km of the site. The Morris Island Wetland Complex PSW located on-site may provide suitable habitat for least bittern. This species was not observed during the field investigation.

Given the availability of suitable habitat on-site and within the surrounding study area, there is a potential for least bittern to occur on the property. However, based on the proposed project plan, no development is to occur within the area of suitable least bittern habitat, identified within the mineral meadow marsh (ELC code MAMM1).

As such, negative impacts to least bittern are anticipated to be indirect in nature and primarily involves impacts to water quality from run-off and sediment transport. Direct impacts may include encroachment and increased human-wildlife interactions. However, given the nature of the project and separation of at least 200 m between the proposed severance and nearest point of the marsh habitat, impacts are anticipated to be negligible.

Any potential impacts are limited to areas adjacent to the proposed development on the retained lands. Given the existing development on the proposed expansion lot, the proposed project on-site is not anticipated to impact SAR habitat on-site.

Mitigation measures to protect least bittern and its habitat are discussed in Section 7 below.

### **6.7.2 Eastern Small-footed Myotis**

Eastern small-footed Myotis (*Myotis leibii*) is the smallest (typically 3-5 g), insectivorous bat in Ontario.

The eastern small-footed Myotis is found throughout eastern North America. In Ontario, the species has been observed in the areas south of Lake Superior across to the Ontario-Quebec border (Humphrey, 2017).

Eastern small-footed Myotis overwinter primarily in caves and abandoned mines with low humidity and temperatures and stable microclimates (Humphrey, 2017). In comparison to other Ontario bat species, they can tolerate much colder temperatures, drier conditions, and draftier locations for hibernating (Humphrey, 2017). During the spring and summer months, they utilize a variety of habitats for roosting, including under rocks or rock outcrops, in buildings, under bridges, or in caves, mines or hollow trees (Ontario, 2019a).

Although the forest habitat was not confirmed to support bat maternity colonies, given the availability of habitat and buildings on-site and within the study area, there is a potential for eastern small-footed Myotis to occur on the property, primarily for foraging or roosting. Impacts to eastern small-footed Myotis are anticipated to be minimal and could be associated with habitat loss, encroachment and increased wildlife-human interaction.

Any potential impacts are limited to areas adjacent to the proposed development on the retained lands. Given the existing development on the proposed expansion lot, the proposed project on-site is not anticipated to impact SAR habitat on-site.

Mitigation measures intended to protect little brown Myotis from impacts of the proposed development are discussed in Section 7.

### **6.7.3 Little Brown Myotis**

Little brown Myotis (*Myotis lucifugus*) is a small (typically 4-11 g), insectivorous bat.

In Canada, little brown Myotis occur throughout all the provinces and territories (except Nunavut), with its range extending south through most of the United States as well. In Ontario, the little brown Myotis is widespread in southern Ontario and has been found as far north as Moose Factory and Favourable Lake (Ontario, 2019b).

Little brown Myotis overwinter in caves and abandoned mines, they require highly humid conditions and temperatures that remain above the freezing mark (Ontario, 2019b). During the summer months, maternity colonies are often located in buildings or large-diameter trees. Little brown Myotis roost in trees and buildings. Foraging occurs over water and along waterways,



forest edges and in gaps in the forest. Open fields and clear-cuts are not typically utilized for foraging (COSEWIC, 2013).

Although the forest habitat was not confirmed to support bat maternity colonies, given the availability of habitat and buildings on-site and within the study area, there is a potential for little brown myotis to occur on the property, primarily for foraging or roosting. Impacts to eastern small-footed Myotis are anticipated to be minimal and could be associated with habitat loss, encroachment and increased wildlife-human interaction.

Any potential impacts are limited to areas adjacent to the proposed development on the retained lands. Given the existing development on the proposed expansion lot, the proposed project on-site is not anticipated to impact SAR habitat on-site.

Mitigation measures intended to protect little brown Myotis from impacts of the proposed development are discussed in Section 7.

#### **6.7.4 Tri-Colored Bat**

Tri-colored bat (*Perimyotis subflavos*) is a small (typically 5-7 g), insectivorous bat.

In Canada, the tri-colored bat has only been recorded in southern parts of Nova Scotia, New Brunswick, Quebec, and central Ontario. In Ontario it occurs primarily from the southern edge of Lake Superior across to the Ontario-Quebec border and south (COSEWIC, 2013).

Tri-colored bats overwinter in caves or mines and have very rigid habitat requirements; they typically roosting the deepest parts where temperatures are the least variable and have the strongest correlation with humidity levels and warmer temperatures (COSEWIC, 2013). In the spring and summer, tri-colored bats utilize trees, rock crevices and buildings for maternity colonies. Foraging is mainly done over watercourses and riparian vegetation (COSEWIC, 2013).

Although the forest habitat was not confirmed to support bat maternity colonies, given the availability of habitat and buildings on-site and within the study area, there is a potential for tri-colored bat to occur on the property, primarily for foraging or roosting. Impacts to tri-colored bat are anticipated to be minimal and could be associated with habitat loss, encroachment and increased wildlife-human interaction.

Any potential impacts are limited to areas adjacent to the proposed development on the retained lands. Given the existing development on the proposed expansion lot, the proposed project on-site is not anticipated to impact SAR habitat on-site.

Mitigation measures intended to protect tri-colored bat from impacts of the proposed development are discussed in Section 7.

### 6.7.5 Blanding's Turtle

Blanding's turtles (*Emydoidea blandingii*) is a freshwater turtle, with a highly domed, smooth black carapace with slight, irregular tan or yellow flecking.

In Canada, Blanding's turtles are found throughout southern and south-central Ontario from south of Manitoulin Island to western Quebec. In Ontario, Blanding's turtles are often observed utilizing eutrophic habitats with clear water (COSEWIC, 2016). This turtle species occurs primarily in shallow water; adults are generally found in open or partially vegetated sites, whereas juveniles prefer areas that contain thick aquatic vegetation. Blanding's turtles are known to make extensive overland journeys between connected lakes, rivers, streams, marshes, or ponds, upwards of 6 km in a single active season. Overwintering occurs in permanent pools that average about one metre in depth or slow-flowing streams (COSEWIC, 2016).

While targeted basking turtle surveys were not completed in support of this EIS, the site is located within a greater area of known Blanding's turtle occurrences. During the field investigation, Blanding's turtles were not detected on-site.

As outlined in the MNRF general habitat description for Blanding's turtle, Category 1 habitat is defined as "the nest and the area within 30 m of the nest or overwintering sites and the area within 30 m of the site", Category 2 habitat is defined as "the wetland complex (i.e. all suitable wetlands or waterbodies within 500 m of each other) that extends up to 2 km from an occurrence and the area within 30 m around those suitable wetlands or waterbodies" and Category 3 habitat is defined as "the area between 30 m and 250 m around suitable wetlands and waterbodies identified as Category 2, within 2 km of an occurrence." The MNRF general habitat description for Blanding's turtle is provided in Appendix D.

As regulated Blanding's turtle habitat extends up to 2 km from on observation, based conservatively on the NHIC observation data, all wetlands and watercourses on-site are assumed to provide Category 2 and 3 habitat. As discussed in Section 4.6.1.1, the mineral marsh and associated watercourses within the PSW on-site, as well as the Ottawa River and Mississippi River in the study area, have the potential to provide suitable conditions for overwintering habitat, however no Category 1 habitat has been confirmed for the site.

No in-water work is anticipated as part of the proposed development, therefore impacts to Blanding's turtle are anticipated to be associated with indirect wetland impacts and impacts to Category 2 and Category 3 habitat. Additionally, any potential impacts are limited to areas proximal to the proposed development on the retained lands. Given the existing development on the proposed expansion lot, the proposed project on-site is not anticipated to impact Blanding's turtle habitat on-site.

As no in-water work will occur within the watercourses, PSW, or local wetlands on-site, potential indirect impacts to wetlands on-site are primarily associated with changes to the surface water

and groundwater water balance through increased storm water runoff resulting from an increase in the impervious surface area and encroachment resulting in compaction of soils and vegetation loss. However, this increase is anticipated to be negligible when considering the proposed small footprint of the project, the separation between the project area and surrounding waterbodies, as well as the natural dense vegetation between them.

Indirect impacts to water quality may include increased overland flow and concomitant sediment transport caused by an increase in impervious surface area, as well as increased nutrient loading through both overland and subsurface pathways resulting from landscaping practices. Other potential impacts include short duration construction impacts, including: heavy machinery encroachment, fill placement and long term human disturbance such as noise generation, dumping or refuse and yard waste and trampling and increased road mortality, particularly during nesting season, when turtles are more transient.

Potential direct impacts to Blanding's turtles are anticipated to be associated with a loss of Category 2 and Category 3 habitat and increased interactions with transient Blanding's turtles, limited to the area within the retained lands. The proposed development on the retained lands has the potential to impact 0.2 ha of Category 2 habitat and 0.2 ha of Category 3 habitat. Development within Category 3 habitat will include a direct loss of vegetation cover within these areas.

In consideration of the proposed project, and considering that the majority of Category 3 habitat on-site will be maintained, the proposed development is not anticipated to impede overland movements of Blanding's turtle or the function of the remaining Category 3 habitat on-site and offsite. As such, negative impacts to regulated Blanding's turtle habitat are not anticipated. Potential impacts to individual Blanding's turtle are anticipated to be minimal and are limited to increased interactions with transient Blanding's turtles, particularly during migratory periods. Migration and dispersal take place after the start of the active season, following ice-off, and in September when turtles return to their overwintering habitat. Nesting typically takes place between late May to early July.

Given the proposed development and minimal impact potential to Blanding's turtle and their habitat, it is GEMTEC's opinion that standard avoidance and mitigation measures will be sufficient to mitigate impacts of the proposed project and no ministry consultation is required.

General mitigation measures and best practices intended to Blanding's turtles from negative impacts are discussed in Section 7.

#### **6.7.6 American Eel**

American eel (*Anguilla rostrata*) is an elongated, cylindrical fish and is the only freshwater eel in North America (COSEWIC, 2012a). The mouth is filled with little teeth, the lower jaw extends past the upper jaw, and a single gill opening is located just before the pectoral fin. The American eel

grows to a maximum size of 1 m and lacks any pelvic fins. The long dorsal and anal fins are continuous with the tail fin. Immature eels range in colour from yellow to green to olive brown. Eels reaching maturity are silvery and sexually mature eels have a metallic brown or black back (COSEWIC, 2012a).

The American eel uses both freshwater and marine habitats throughout its life. Sexually mature eels migrate from freshwater habitats to marine habitats, spawning occurs in the Sargasso Sea, south of Bermuda. Young larval stages remain in salt water until they undergo metamorphosis, after which juveniles begin migrations to freshwater habitats where they remain until reaching sexual maturity (COSEWIC, 2012a). American eels are widespread in Eastern Canada, and preferred habitat in the freshwaters of Canada includes lakes, rivers, and all waters extending from the high-water mark down to at least 10 m depth. Growing eels frequently use a variety of substrate (rock, sand, mud), woody debris, and submerged vegetation to provide protection and cover, particularly during daylight hours. In freshwater environments, the generation time for American Eels can be as high as 22 years (COSEWIC, 2012a).

A targeted fisheries assessment was not completed as part of this EIS. However, occurrence data from the NHIC indicates that American eel have been observed within 1 km of the site, limited to the Ottawa River and parts of the Mississippi River. American eel habitat within the study area is limited to the Mississippi River, which flows into the Ottawa River south of Pickerel Bay, and not the watercourse on-site.

Given the existing development on the proposed expansion lot, the proposed land severances and additions are not anticipated to impact American eel or their habitat on-site. Any potential impacts on American eel and their habitat would be associated with the future development on the retained lands.

As no in-water work is proposed as part of the development plan, impacts to American eel are anticipated to be indirect in nature, and may include increased nutrient and sediment loading and alterations to the hydrologic regime due to increases in stormwater runoff resulting from an increase in the impervious surface area. However, given the nature of the development, the distance between suitable habitats and the retained land, and the dense vegetative buffer between them, overall impacts to American eel and their habitat are not anticipated as a result of the proposed project.

As such, mitigation measures to protect American eel and its habitat are not required and are no longer discussed in this report.

#### **6.7.7 Lake Sturgeon**

The Lake Sturgeon (*Acipenser fulvescens*) is one of five sturgeon species found in Canada, and it is one of Canada's largest freshwater fishes. It has a pointed snout, ventral protrusible mouth, four barbels in front of the mouth, five rows of bony scutes, and a heterocercal tail (COSEWIC,

2017). The Canadian range stretches from the North and South Saskatchewan rivers in Alberta in the west, to the St. Lawrence River estuary in the east, and from various rivers that empty into Hudson Bay in the north to several boundary waters in the south (COSEWIC, 2017).

Lake Sturgeon requires a variety of habitats to complete its lifecycle, and the species has evolved to use typical upstream to downstream hydraulic and substrate gradients. Spawning habitat is typically characterized by fast-moving water found at the base of falls, rapids, or dams (COSEWIC, 2017). Hatching is contingent on aeration by flowing water, after which larvae require gravel substrate to bury and remain in while development continues. Aside from the requirement of adequate benthic prey items, the habitat requirements for juveniles and adults are not particularly restricted (COSEWIC, 2017).

A fisheries assessment was not completed as part of this EIS. Occurrence data from the NHIC indicates that lake sturgeon have been observed within 1 km of the site. Lake sturgeon habitat within the study area is limited to the Ottawa River and Mississippi River, and not the watercourses on-site.

Given the existing development on the proposed expansion lot, the proposed land severances and additions are not anticipated to impact lake sturgeon or their habitat on-site. Any potential impacts on lake sturgeon and their habitat would be associated with the future development on the retained lands.

As no in-water work is proposed as part of the development plan, impacts to lake sturgeon are anticipated to be indirect in nature, and may include increased nutrient and sediment loading and alterations to the hydrologic regime due to increases in stormwater runoff resulting from an increase in the impervious surface area. However, given the nature of the development, the distance between suitable habitats and the retained land, and the dense vegetative buffer between them, overall impacts to lake sturgeon and their habitat are not anticipated as a result of the proposed project.

As such, mitigation measures to protect lake sturgeon and its habitat are not required and are no longer discussed in this report.

#### **6.7.8 Hickorynut**

Hickorynut (*Obovaria olivaria*) is a medium-sized freshwater mussel that is typically less than 7.5 cm long (COSEWIC, 2011). It is primarily distinguished from other mussels due to its small, nearly oval shell, and unique hinge features on the shell (COSEWIC, 2011). It has a small, nearly oval hinged shell, ranging from green to yellowish brown, and becoming dark brown in old individuals. Thin greenish rays are often present in young mussels (Ontario, 2021).

The Hickorynut is found within the Great Lakes – St. Lawrence basin and the Mississippi River basin. In Canada, the hickorynut is found in sporadic locations within the Great Lakes and St.

Lawrence basin, from Lake Huron to Quebec City. In Ontario, it is found in the Mississagi River and the Ottawa River (Ontario, 2021a).

Hickorynut lives in medium to large sized rivers with sandy substrates in relatively deep water (generally depths exceeding 2-3 m), with a moderate to strong current (COSEWIC, 2011). Mussels filter water to find food, such as bacteria and algae. Mussel larvae must attach to a fish, called a host, where they consume nutrients from the fish body until they transform into juvenile mussels and then drop off. In Canada, the fish host of the hickorynut is the lake sturgeon. Presence of the fish host is one of the key features determining whether a body of water can support a healthy hickorynut population (Ontario, 2021a).

Many of the large-river habitats of the Hickorynut have been damaged by Zebra Mussel infestations, dams, or pollution caused by some industrial and agricultural activities (Ontario, 2021a).

A fisheries assessment was not completed as part of this EIS. Occurrence data from the DFO SAR Map indicates that hickorynut have been observed within 1 km of site, limited to within the Ottawa River. Hickorynut habitat within the study area is limited to the Ottawa River, and not the watercourses on-site.

Given the existing development on the proposed expansion lot, the proposed land severances and additions are not anticipated to impact hickorynut or their habitat on-site. Any potential impacts on hickorynut and their habitat would be associated with the future development on the retained lands.

As no in-water work is proposed as part of the development plan, impacts to hickorynut are anticipated to be indirect in nature, and may include increased nutrient and sediment loading and alterations to the hydrologic regime due to increases in stormwater runoff resulting from an increase in the impervious surface area. However, given the nature of the development, the distance between suitable habitats and the retained land, and the dense vegetative buffer between them, overall impacts to hickorynut and their habitat are not anticipated as a result of the proposed project.

As such, mitigation measures to protect hickorynut and its habitat are not required and are no longer discussed in this report.

#### **6.7.9 Restricted Species**

The NHIC database indicates presence of 'Restricted Species' encompassing the site and surrounding area. 'Restricted' represents an endangered species, but does not confirm which species. Based on observations of available habitats on-site, as well as general understanding of species requirements, the following Restricted Species have potential to occur on-site: spotted turtle and wood turtle (both reptilian SAR), and American ginseng (plant SAR).

Spotted turtles are generally secretive wetland species, is semi-aquatic and prefers wetlands with slow-moving water. Wood turtles are associated with clear, gravelly streams, but are primarily terrestrial forest species. American ginseng prefers rich, moist, relatively mature deciduous forests.

None of the Restricted Species were observed during field investigation.

Avoidance and mitigation measures intended to prevent harm to potential Restricted Species which have the potential to occur within the study area are presented in Section 7.

## **6.8 Cumulative Impacts**

Given the existing development, the proposed land severance application is not anticipated to result in any cumulative impacts to the surrounding natural environment.

Potential cumulative impacts associated with the potential development on the retained lands include encroachment, increased disturbance, and increased human-wildlife interactions. Cumulative impacts of the future development of a single-family dwelling on the severed lot may include a minor increase in storm water generation, potential increase in nutrient loading to aquatic features, and the minor loss of roadside forest habitat.

Cumulative impacts to the natural environment at the site due to increased human presence, increased wildlife-human interaction, and increased noise, due to the proposed land severance, are expected to be negligible given the existing residential land use in the surrounding study area.

Cumulative impacts such as those listed above can be mitigated by implementing the proposed setbacks and recommended mitigation measures outlined in Section 7 below.

## **7.0 RECOMMENDED AVOIDANCE AND MITIGATION MEASURES**

The following avoidance and mitigation measures have been recommended by GEMTEC in order to minimize or eliminate potential environmental impacts identified in Section 6.

For the purpose of this report, a setback is defined as the minimum required distance between any structure, development or disturbance and a specified line. A buffer, for the purpose of this report, is defined as the area located between a natural heritage feature and the prescribed setback. For the purpose of the following subsections, buffers should be located between natural heritage features and lands subject to development or alteration, be permanently vegetated by native or non-invasive, self-sustaining vegetation and protect the natural heritage feature against the impact of the adjacent land use.

Vegetated buffers, particularly buffers that are vegetated with a mix of grassy herbaceous vegetation and shrubby or woody vegetation are most effective in mitigating impacts associated with anthropogenic activities in adjacent lands (Beacon, 2012). Buffers recommended in the following subsections and illustrated on Figure A.5, are done so within the context of the existing environmental disturbances but also to promote reasonable natural rehabilitation.

### **7.1 City of Ottawa Natural Heritage System**

The mitigation measures as prescribed below for the protection of the significant woodlands is sufficient to protect the integrity, form and function of the Natural Heritage System on-site and within the study area.

As previously mentioned in Section 6.1, Section 3.4 of The City of Ottawa EIS guidelines (Ottawa, 2023), further states that “Where a severance that would otherwise meet the policies of the Official Plan is proposed within the City’s Natural Heritage System, staff will work with the applicant to minimize any negative impacts to the extent possible through such means as identifying an appropriate development envelope and applying standard mitigation measures. It is not the City’s intent to prevent otherwise legal severances from occurring in these areas.”

### **7.2 Provincially Significant Wetlands and Local Unevaluated Wetlands**

No negative impacts on the integrity of the significant and local wetlands are anticipated due to the proposed land severance if all mitigation measures recommended below are enacted, and best management practices are followed. The Morris Island Wetland Complex on-site can be protected against potential impacts of the proposed severance through the implementation of a construction setback.

Beacon Environmental Review of Ecological Buffers (2012) provides a range for buffer widths to protect various natural heritage features based on the current science. The buffers are presented in a way that determines the risk of not achieving the desired buffer function (i.e., high, moderate, and low). The functions analysed include water quantity, water quality, screening or human



disturbance/changes in land use, hazard mitigation zone, and core habitat protection. Wetland buffer widths have a moderate risk of not providing adequate mitigation for water quality impacts at widths between 11 m and 50 m. Wetland buffer widths have a moderate risk of not providing adequate mitigation for human disturbance/land use change impacts at widths between 11 m and 30 m and low risk at widths of 31 m to 50 m. Wetland buffer widths have a moderate risk of not providing adequate mitigation for core habitat protection at widths between 21 m and 60 m.

Impacts to the local wetlands and PSW on and off-site were identified to include potential impacts to water quality, human disturbance, and core habitat protection (*candidate* turtle overwintering areas, *candidate* colonial bird nesting SWH, *candidate* waterfowl nesting SWH, *candidate* amphibian breeding habitat, *candidate* marsh breeding bird habitat, and for species at risk including eastern musk turtle, northern map turtle, snapping turtle, Blanding's turtle, and least bittern).

In consideration of the Morris Island Wetland Complex PSW, a minimum 50 m setback from the evaluated wetland edge is recommended. The recommended 50 m setback falls into the low risk of not achieving the desired buffer function for mitigating water quality impacts and human disturbance. As such, a 50 m setback is sufficient to protect core habitat within the PSW. Setbacks are illustrated on Figure A.5 in Appendix A.

In consideration of local unevaluated wetlands on-site, a minimum 30 m setback from the unevaluated wetland edge is recommended. The recommended 30 m setback falls into the moderate risk of not achieving the desired buffer function for mitigating water quality impacts and human disturbance. As such, a 30 m setback is sufficient to protect core habitat within the unevaluated local wetlands on-site. Setbacks are illustrated on Figure A.5 in Appendix A.

Where the 50 m and 30 m setbacks overlap, the greater of the two should be used.

No negative impacts on the ecological function of the local wetlands and PSW are anticipated because of this project if the proposed setbacks, mitigation measures, and best management practices recommended below are adhered to.

General mitigation measures recommended for the protection of water quality and wetland habitat include:

- Buffers should be comprised of a mixture of native, non-invasive, self-sustaining trees, shrubs, and tall grasses.
- All future development and construction activities within the study area, including ditching, culvert installation, erosion and sediment control and storm water management should be completed in accordance with Ontario Provincial Standard Specification 182 and OPSS 805.

- Silt fencing should be installed along all setbacks to provide visual demarcation of the setbacks to prevent machinery encroachment and sediment transport.
- When native soil is exposed, sediment and erosion control work in the form of heavy-duty sediment fencing shall be positioned along the down gradient edge of any construction envelopes adjacent to waterbodies.
- To protect fish habitat from contamination, it is recommended that all machinery be maintained in good working condition and that all machinery be fueled a minimum of 30 m from the high-water mark.
- Any temporary storage of aggregate material shall be set back from the water's edge by no less than 30 m and be contained by heavy-duty silt fencing.
- Septic systems shall be installed no closer than 30 m from the high-water mark of any surface water feature and not located in areas of exposed bedrock.

### 7.3 Significant Woodlands

Future development on the retained lands has the potential to result in the loss of 0.2 ha of significant woodlands present on-site. To avoid development within significant woodlands where possible, and ensure that only the area required to accommodate a single-family dwelling, septic field, drinking water well and garage is cleared, site control, by way of prescribed development envelopes is recommended.

Figure A.5 in Appendix A illustrates the proposed development envelope and the extents of the significant woodlands. The development envelope has been positioned such that it minimizes tree clearing to the maximum extent possible and that it is preferentially located near the front of the lot to reduce impacts on the integrity of the significant woodlands by developing as close to Mississippi Drive as possible.

Through the use of the proposed development envelope, the maximum loss of woodland habitat on-site is 0.2 ha. Furthermore, siting of the development envelope abutting to Mississippi Drive ensures that the size and ecological functions of the woodlands are not negatively impacted; the on-site woodlands in conjunction with contiguous off-site woodlands continue to meet the NHIC criteria for significance (size, proximity, water protection). The potential minor loss of roadside habitat is not anticipated to negatively impact the function of the remaining contiguous woodlands.

No negative impacts on the integrity, form or function of the significant woodlands are anticipated as a result of this project if the development envelope proposed above is implemented and all mitigation measures and best management practices recommended in Section 7 below are adhered to.

## 7.4 Significant Valleylands – Floodplains

All development is proposed to occur outside of the 1:100 year as well as the 1:350 year flood plains. Figure A.5 illustrates that all development, including the proposed development envelope within the retained lands, occurs outside of the flood plain.

General mitigation measures recommended for the protection of health and safety against potential flood events include:

- Install a sump pump with a battery backup, and a backwater valve as recommended by local authorities.
- Test sump pumps regularly and install a back-up power system (for example, battery back-up or generator).
- Put weather protection sealant around basement windows and ground-level doors.
- Use water-resistant building materials below ground level.
- Install check valves in sewer traps to prevent floodwater from backing up into the drains of the dwelling.
- Extend downspouts at least 2 m from the dwelling to move water away from the building.
- Ensure proper lot grading. If possible, build up the ground around the dwelling so that water will drain away from basement walls.
- Landscape with plants that resist soil erosion.
- Clean and maintain downspouts and eavestroughs at least once a year.
- Remove debris that could present danger during flood events.
- Regularly maintain water drainage systems, such as weeping tile, culverts and ditches.
- It is recommended that the client consult with the City of Ottawa and Mississippi Valley Conservation Authority for further information.

## 7.5 Significant Wildlife Habitat

### 7.5.1 *Candidate* Turtle Wintering Area, Colonial Bird Nesting Habitat, Waterfowl Nesting Area, and Marsh Breeding Bird Habitat

The 30 m and 50 m setbacks as prescribed for the local unevaluated wetlands and the Morris Island Wetland Complex PSW, respectively, are sufficient to protect *candidate* turtle wintering area, *candidate* colonial bird nesting habitat, *candidate* waterfowl nesting area, and *candidate* marsh breeding bird habitat on-site from negative impacts.

### 7.5.2 *Candidate* Woodland Amphibian Breeding Habitat

The 30 m and 50 m setbacks for the on-site local unevaluated wetlands and the PSW, as well as the proposed development envelope are sufficient to protect *candidate* woodland amphibian breeding habitat on-site from negative impacts associated with the proposed severance.

Furthermore, to protect migrating amphibians associated with *candidate* breeding habitat on-site, exclusion fencing should be installed around the entire construction area prior to construction commencing to prohibit the movement of amphibians into the construction area.

### **7.5.3 Deer Yarding Areas and Deer movement corridors**

The development envelope provided for the protection of significant woodlands is sufficient to protect deer yarding and deer movement corridor habitats on-site and within the study area.

To minimize potential impacts to deer yarding areas, it is recommended that the single-family dwelling be located as close to the road front as possible to minimize the woodlands lost, and to maintain connectivity between habitats.

Further, it is recommended that a prohibition be placed on fencing as to not limit deer movement within the area. Animals trapped within fenced lots increase the chances of vehicle accidents as they resort to human-use corridors. Future residents should be educated on the importance of maintaining woodland cover, as well as the importance of not feeding local deer populations.

### **7.5.4 *Candidate* Bald Eagle and Osprey Nesting, Foraging and Perching Habitat, Canada Warbler, Eastern Wood-Pewee, and Wood Thrush**

Impacts *candidate* bald eagle and osprey nesting, foraging and perching habitat, Canada warbler, eastern wood-pewee, and wood thrush primarily concern habitat loss and increased fragmentation. The development envelope as prescribed above to protect significant woodlands on-site is sufficient to protect special concern and rare wildlife habitat from large amounts of habitat loss and fragmentation.

To further minimize the impact of the proposed development on *candidate* bald eagle and osprey nesting, foraging and perching habitat, Canada warbler, eastern wood-pewee, and wood thrush habitat, vegetation removal should occur outside the key breeding bird period (typically March 31 to August 31) as identified by Environment Canada for the protection of nesting and foraging Canada warbler, eastern wood-pewee and wood thrush and to avoid contravention of the Migratory Bird Convention Act.

If vegetation clearing activities must take place during the aforementioned timing window than a nest survey shall be conducted by a qualified professional. Trees with active nests are not permitted to be removed until the nest is empty.

### **7.5.5 Eastern Musk Turtle, Eastern Ribbonsnake, Northern Map Turtle, and Snapping Turtle**

The 30 m and 50 m setbacks for the on-site watercourse, local wetlands and PSW respectively, is sufficient to protect special concern and rare wildlife habitat (eastern musk turtle, eastern ribbonsnake, northern map turtle and snapping turtle). Furthermore, the development envelope

ensures that forest cover and surrounding summer habitat is maintained, which is important for wetland amphibians and reptiles moving between habitats throughout the year.

To further protect potential migrating reptiles, exclusion fencing should be installed around the entire construction area prior to construction commencing to prohibit the movement of reptiles into the construction area. Exclusion fencing should follow the protocols outlined in the Species at Risk Branch: Best Practices Technical Note: Reptile and Amphibian Exclusion Fencing Version 1.1 (MNRF, July 2013). Following the installation of exclusion fencing, the construction area should be swept daily by a qualified professional to remove any reptiles which may be trapped within the exclusion fencing.

Additionally, all stockpiled material should be covered with a geotextile to prevent turtles from nesting in the material between May 1 and August 1 of any year.

#### **7.5.6 River Redhorse**

A 30 m setback from the Ottawa River is sufficient to protect special concern and rare wildlife habitat (river redhorse). Additionally, general mitigation measures for the protection of fish habitat, as prescribed below, provides additional habitat protections.

### **7.6 Fish Habitat**

The 30 m and 50 m setbacks as prescribed for the local unevaluated wetlands and the PSW, respectively, as well as a 30 m setback from the Ottawa River and on-site watercourse, are sufficient to protect fish habitat on and off-site.

General mitigation measures recommended for the protection of water quality and fish habitat include:

- Buffers should be comprised of a mixture of native, self-sustaining trees, shrubs, and tall grasses.
- All future development and construction activities within the study area, including ditching, culvert installation, erosion and sediment control and storm water management should be completed in accordance with Ontario Provincial Standard Specification 182 and OPSS 805.
- Silt fencing should be installed along all setbacks to provide visual demarcation of the setbacks to prevent machinery encroachment and sediment transport.
- Install and maintain effective sediment and erosion control measures before starting work.
- Schedule work to avoid wet, windy, and rainy periods.
- When native soil is exposed, sediment and erosion control work in the form of heavy-duty sediment fencing shall be positioned along the down gradient edge of any construction areas adjacent to waterbodies.

- The development plan should include lot-side swales and/or roadside ditches designed to promote infiltration.
- Downspouts should be directed towards lot-side swales that are in turn directed to roadside ditches and not adjacent surface water features. Rain gardens, soak-away pits or infiltration trenches should be utilized in areas of difficult topography.
- To protect fish habitat from contamination, it is recommended that all machinery be maintained in good working condition and that all machinery be fueled a minimum of 30 m from the high-water mark.
- Any temporary storage of aggregate material shall be set back from the water's edge by no less than 30 m and be contained by heavy-duty silt fencing.
- Maintain as much permeable surface area as possible in future development plans to limit the generation of stormwater runoff.
- Best practices for siting of septic systems should be adhered to and be installed by a licenced septic system contractor ensuring all applicable regulations are met and required permits obtained.

## 7.7 Species at Risk

### 7.7.1 Least Bittern

The 30 m and 50 m setbacks for the local unevaluated wetlands and the Morris Island Wetland Complex PSW, as well as the proposed development envelope are sufficient to protect *candidate* least bittern nesting habitat on-site from negative impacts.

To further minimize the impact of the proposed development on eastern wood-pewee and wood thrush habitat, vegetation removal should occur outside the key breeding bird period (typically March 31 to August 31) as identified by Environment Canada for the protection of nesting and foraging eastern wood-pewee and wood thrush and to avoid contravention of the Migratory Bird Convention Act.

If vegetation clearing activities must take place during the aforementioned timing window than a nest survey shall be conducted by a qualified professional.

### 7.7.2 Eastern Small-footed Myotis, Little Brown Myotis, and Tri-Colored Bat

As no critical habitat (i.e. overwintering caves or crevasses, or maternity roosts) were identified on-site, in accordance with MECP best management practices, to protect roosting and foraging bats, tree removal where required shall take place outside of the spring and summer active season (typically March 15 to November 30), when bats are more likely to be using forest habitat. If vegetation clearing cannot avoid the active season, the consultation with the MECP is needed to determined whether the project will require an authorization.

To further protect bat species during vegetation removal, trees and vegetation (during the appropriate timing window) should be cleared in stages, working from the outer edge, in towards the center, in order to provide wildlife in the forest time to migrate out.

In GEMTEC's experience on similar development applications and consultation with the MECP for projects and properties of similar size and scale, the above mitigation/avoidance measures are sufficient to ensure no negative impacts to SAR bats. In eastern Ontario habitat is not a limiting factor, as such the MECP recommends the use of avoidance timing window for clearing of trees (>10cm in diameter) in order to avoid impacts to SAR bat species. As long as timing windows can be adhered to, the project will not impact SAR bats, and it is GEMTEC's opinion that no further consultation with the MECP is required.

Should any components of the proposed project require tree clearing within between March 15 and November 30, further consultation with the MECP is required.

### **7.7.3 Blanding's Turtle**

As discussed in Section 6.7.5, it is GEMTEC's opinion that the proposed project will not negatively impact the function of regulated habitat on-site. As such it is GEMTEC's opinion that standard avoidance and mitigation measures will be sufficient to mitigate impacts of the proposed project and no ministry consultation is required.

The 50 m PSW setback and 30 m local wetland setback is sufficient to protect wetland habitat from encroachment and habitat loss. Furthermore, the 30 m wetland setback will protect Category 2 habitat associated with surface water features. Blanding's turtle and associated habitat will be further protected by the proposed development envelope. The development envelope will minimize destruction, disturbance and vegetation removal within Category 3 habitat. During construction Blanding's turtles will be excluded from the work area, but following construction completion the remaining habitat (outside of new dwellings) will still be available for use by Blanding's turtles.

Through the use of the proposed wetland setbacks and the establishment of the development envelopes, total impacted Category 2 habitat is reduced from 0.2 ha to 0 ha. Impacts to Category 3 habitat remains unchanged at 0.2 ha. Implementation of the setback and development envelope ensures Category 2 habitat is protected and that the migratory function of the Category 3 habitat associated with the wetlands and watercourses will not be negatively impacted, post-construction Blanding's turtle will still be able to utilize the area for overland movement.

Provided the mitigation measures outlined below are implemented it is GEMTEC's opinion that further consultation with the MECP is not required. If the mitigation measures below cannot be implemented consultation with the MECP through an Information Gathering Form (IGF) submission may be required.

The following mitigation measures are expected to be implemented to avoid contravention of the ESA:

- Prior to any site work, reptile and amphibian exclusion fencing should be installed around the entire perimeter of the construction area to prevent the migration of Blanding's Turtles and other wildlife into the construction zone. The temporary exclusion fencing will also provide a visual demarcation of the development area for workers during construction. Exclusion fencing should follow the protocols outlined in the Species at Risk Branch: Best Practices Technical Note: Reptile and Amphibian Exclusion Fencing Version 1.1 (MNRF, July 2013).
- Temporary exclusion fencing should be inspected by a designated staff member once per week between April 15 and October 15 of any year. The designated staff member should be trained by a Qualified Professional. Any damage to temporary fencing should be repaired by the end of the business day when the damage is observed.
- Each day of construction a daily pre-work sweep of the construction area should occur to ensure no SAR are present and to remove any wildlife from inside the construction area.
- All staff working on-site should be provided Species at Risk training to identify species at risk which a potential to occur on-site including: Blanding's turtle. Training will also outline the stop work procedures and MECP reporting/consultation prior to resuming work.
- During construction if any SAR is identified on-site all work should stop and a qualified professional and the MECP should be contacted for next steps. SAR sightings should be reported to the MECP and the NHIC.
- Heavy-duty silt fencing should be installed and maintained during construction and whenever soil is exposed; the incorporation of lot-side swales and gravel laneways are intended to promote infiltration and direct stormwater runoff to road side ditches instead of towards adjacent waterbodies.
- Tree clearing and vegetation removal will be undertaken outside of the active season (April 1 – October 31) for Blanding's turtles. Prior to vegetation removal a sweep will be completed to ensure Blanding's turtles are absent from the area.
- Cover all stockpiled material with a geotextile to prevent turtles from nesting in the material between May 1 and August 1 of any year.
- To protect aquatic habitat for Blanding's turtles, machinery should be maintained in good working condition and all machinery should be fueled a minimum of 30 m from the high water mark.
- Following construction completion, residents should be provided with information and awareness packages for SAR that have the potential to occur on their property. Information and awareness packages will include information on species identification, life-history, and habitat use for all species at risk with a potential to occur on-site, including Blanding's turtle. Information packages will also include contact/reporting options to the MECP and NHIC if species are encountered.



## 7.8 Wildlife

The following avoidance and mitigation measures are provided to effort to minimize impacts to on-site and off-site wildlife:

- Vegetation removal should occur outside of March 15 to November 30 to avoid the key breeding bird period, active turtle season, and bat summer active season. The timing windows provides protection of migratory birds, SAR turtles, roosting bats and avoids contravention of the Migratory Bird Convention Act and Endangered Species Act. If vegetation clearing activities must take place during the aforementioned timing window than a nest survey and site sweep shall be conducted by a qualified professional to ensure no impacts to birds or turtles. If vegetation removal has the potential to impact SAR bats (i.e. vegetation removal within contiguous forested tracts) consultation with the MECP is required to determine whether the project will required an authorization.
- Installation of silt fence barriers around the entire construction envelope of each future residential dwelling to prohibit the emigration of wildlife into the construction area.
- Perform daily pre-work sweeps of the construction area to ensure no species at risk are present and to remove any wildlife from inside the construction area.
- Should any species at risk be discovered throughout the course of the proposed works, the species at risk biologist with the local Ministry of Environment, Conservation and Parks (MECP) district should be contacted immediately and operations modified to avoid any negative impacts to species at risk or their habitat until further direction is provided by the MECP.

## 7.9 Best Practice Measures for Mitigation of Cumulative Impacts

The following best management practice measures are provided for the mitigation of cumulative impacts resulting from general construction and development activities;

- To protect wildlife during construction, construction should be completed in accordance with the best practices outlined in Protocols for Wildlife During Construction, from the City of Ottawa (Ottawa, 2022b), and Bird-Safe Design Guidelines from the City of Ottawa (Ottawa, 2022a).
- To protect trees identified to be retained during construction, the Critical Root Zone (CRZ) should be identified and fenced. The CRZ is defined as 10 cm from the base of the tree for every centimetre in diameter of the tree trunk measured at breast height.
- Maintain as much permeable surface as possible in future development plans to minimize the generation of stormwater runoff.
- Silt fencing should be installed along all setbacks to provide visual demarcation of the
- Setbacks and to prevent machinery encroachment and sediment transport.
- Erosion and sediment control measures should be maintained until all disturbed ground has been permanently stabilized.

- In effort to offset the effect of vegetation clearing, consideration should be given to landscape planting with native tree species indicative of the Great Lakes – St. Lawrence Forest Region, such as white cedar, white spruce, red maple, and red oak.

## 8.0 CONCLUSIONS

The proposed project supported by this EIS is a plan of severance application for lot addition for the properties municipally addressed as 171 Dewolfe Street and 5417 Loggers Way and the property located on Part of Lots 25, 26 and 27, Concession 5 and 6, in the Geographic Township of Fitzroy, in the City of Ottawa, Ontario. The severance application and lot addition would be for the expansion of 5417 Loggers Way, which has an existing size 0.22 ha, with no plan of future development.

Based on the results of the impact analysis, impacts to the natural environment are anticipated to be minimal. Provided that mitigation measures recommended in Section 7 are implemented as proposed, no significant residual impacts are anticipated from the proposed severance.

Following review of the information pertaining to the natural heritage features of the site, the following general conclusions are provided by GEMTEC regarding the Environmental Impact Statement.

- No significant impacts to natural heritage features identified on-site, including, fish habitat, significant woodlands, significant and local wetlands, significant wildlife habitat or habitats of species at risk are anticipated due to the proposed land severance.
- The proposed project complies with the natural heritage policies of the Provincial Policy Statement.
- The proposed project complies with the natural resource policies of the City of Ottawa Official Plan.

## 9.0 LIMITATION OF LIABILITY

This report and the work referred to within it have been undertaken by GEMTEC Consulting Engineers and Scientists Ltd (GEMTEC) and prepared for 1823023 Ontario Inc. and is intended for the exclusive use of 1823023 Ontario Inc.. This report may not be relied upon by any other person or entity without the express written consent of GEMTEC and 1823023 Ontario Inc. Nothing in this report is intended to provide a legal opinion.

The investigation undertaken by GEMTEC with respect to this report and any conclusions or recommendations made in this report reflect the best judgements of GEMTEC based on the site conditions observed during the investigations undertaken at the date(s) identified in the report and on the information available at the time the report was prepared.

This report has been prepared for the application noted and it is based, in part, on visual observations made at the site, all as described in the report. Unless otherwise stated, the findings contained in this report cannot be extrapolated or extended to previous or future site conditions, or portions of the site that were unavailable for direct investigation.

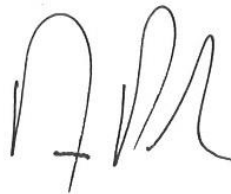
Should new information become available during future work, including excavations, borings or other studies, GEMTEC should be requested to review the information and, if necessary, re-assess the conclusions presented herein.

We trust this report provides sufficient information for your present purposes. If you have any questions concerning this report, please do not hesitate to contact our office.

Sincerely,



Adam Alaimo, B.Sc.  
Biologist



Drew Paulusse  
Senior Biologist

## 10.0 REFERENCES

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## **APPENDIX A**

### Report Figures

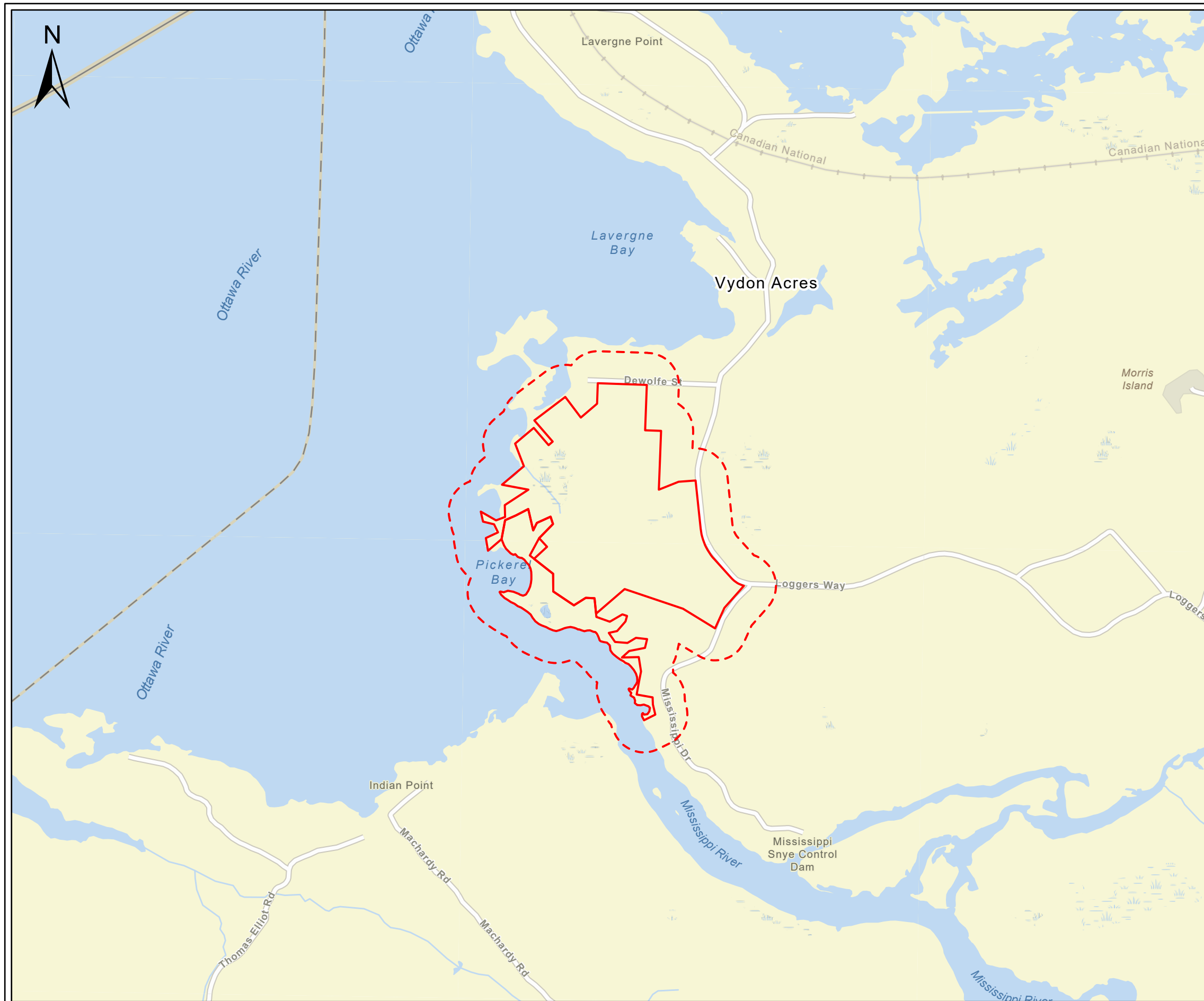
Figure A.1 – Site Location

Figure A.2 – Site Layout

Figure A.3 – Vegetation Communities

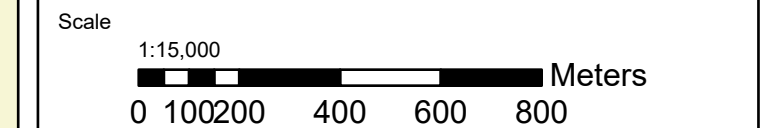
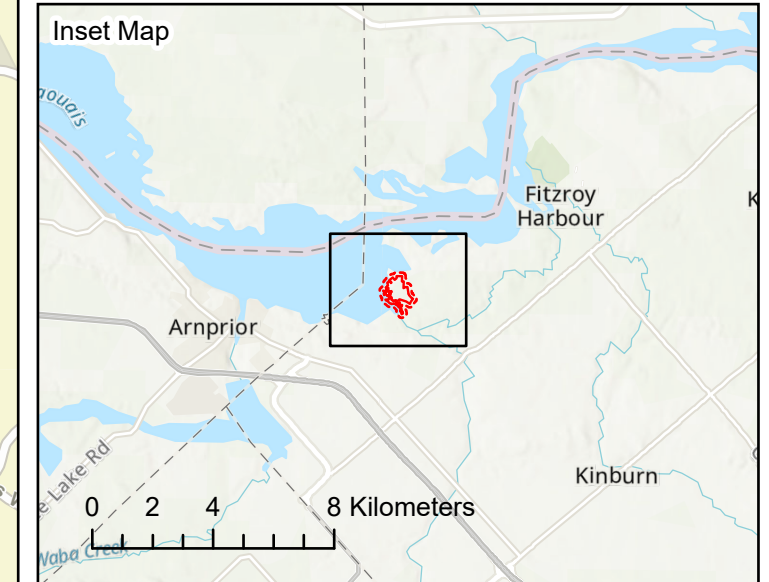
Figure A.4 – Natural Heritage Features

Figure A.5 – Mitigation Measures



**Legend**

- Property Boundary
- Study Area



**GEMTEC**  
CONSULTING ENGINEERS  
AND SCIENTISTS

32 Steacie Drive,  
Ottawa, ON K2K 2A9  
T: (613) 836-1422  
www.gemtec.ca  
ottawa@gemtec.ca

Client: <b>1823023 Ontario Inc.</b>	Project: 100227.100
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Location  
5417 Loggers Way  
Geographic Township of Fitzroy  
City of Ottawa, Ontario

Drwn By: E.P.	Chkd By: A.A.	<b>Site Location</b>
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Date: February 2024	Rev. 1	<b>Figure: A.1</b>
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Coordinate System: NAD 1983 UTM Zone 18N  
 Service Layer Credits: World Topographic Map: City of Ottawa, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, NRCan, Parks Canada  
 World Street Map: Esri Community Maps Contributors, City of Ottawa, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada



### Legend

- Property Boundary
- Study Area
- Existing Dwelling
- Proposed Severance
- Lot to be Enlarged
- Local Wetland
- Provincially Significant Wetland
- Watercourse
- 1:100 Year Floodplain

OTTAWA RIVER

Pickerel Bay

Dewolfe St

Loggers Way

Loggers Way

Mississippi Dr

Mississippi River

Mississippi Dr

Scale  
1:6,500

Meters

32 Steacie Drive,  
Ottawa, ON K2K 2A9  
T: (613) 836-1422  
www.gemtec.ca  
ottawa@gemtec.ca

Client: <b>1823023 Ontario Inc.</b>	Project: <b>100227.100</b>
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Location **171 Dewolfe Street and 5417 Loggers Way**  
Geographic Township of Fitzroy  
City of Ottawa, Ontario

Drwn By: E.P.	Chkd By: A.A.	<b>Site Layout</b>
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Date: February 2024	Rev. 1	<b>Figure: A.2</b>
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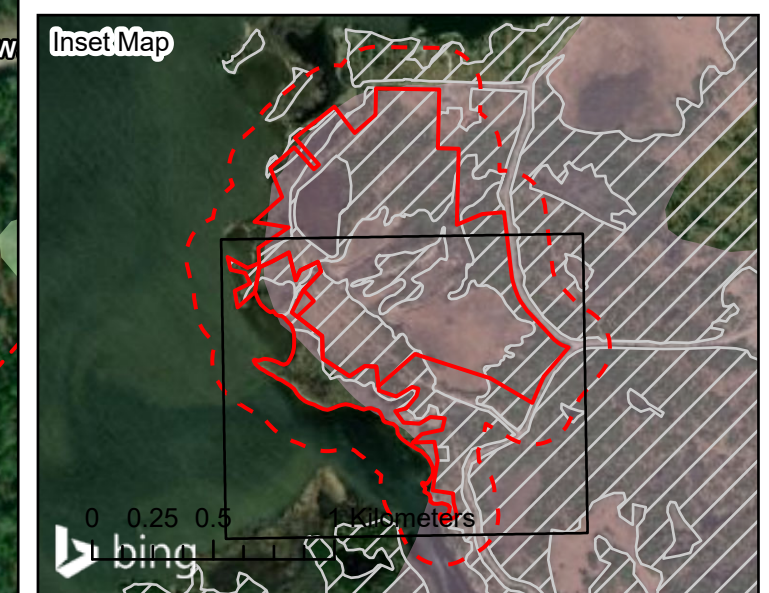
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World Imagery: Maxar



**Legend**

	Property Boundary		Local Wetland
	Study Area		Provincially Significant Wetland
	Proposed Severance		Watercourse
	Lot to be Enlarged		Vegetation Community

FODM5-4: Dry to Fresh Sugar Maple-Ironwood Deciduous Forest  
 FOMM4-3: Dry to Fresh White Cedar-Hardwood Mixed Forest  
 MAMM1: Graminoid Mineral Meadow Marsh  
 SWMM1-1: White Cedar-Hardwood Mineral Mixed Swamp



Scale  
 1:3,500  
  
 Meters

**GEMTEC**  
 CONSULTING ENGINEERS AND SCIENTISTS  
 32 Steacie Drive,  
 Ottawa, ON K2K 2A9  
 T: (613) 836-1422  
 www.gemtec.ca  
 ottawa@gemtec.ca

Client: <b>1823023 Ontario Inc.</b>	Project: 100227.100
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Location  
 5417 Loggers Way  
 Geographic Township of Fitzroy  
 City of Ottawa, Ontario

Drwn By: E.P.	Chkd By: A.A.	<b>Vegetation Communities</b>
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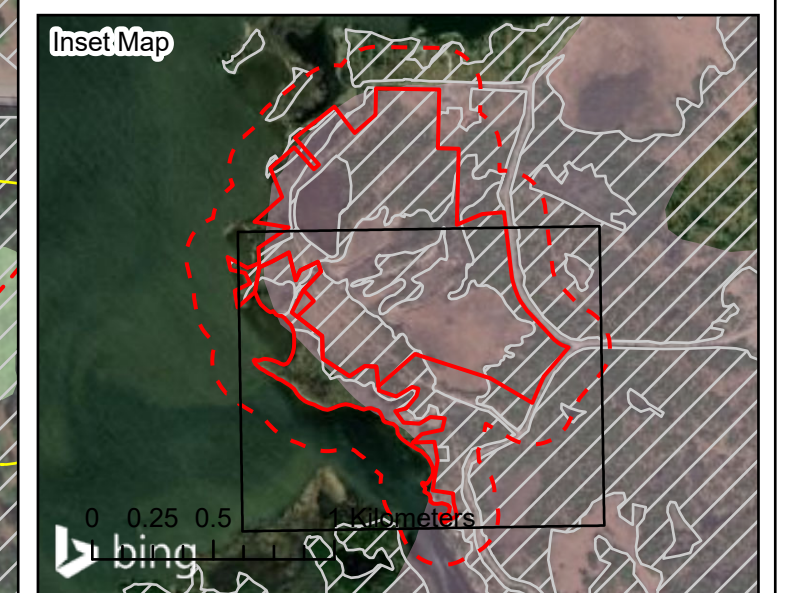
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**Legend**

	Property Boundary		Watercourse
	Study Area		1:100 Year Floodplain
	Proposed Severance		Stratum I Deer Yard Wintering Area
	Lot to be Enlarged		Significant Woodland
	Existing Dwelling		Blanding's Turtle Habitat - Category 2
	Local Wetland		
	Provincially Significant Wetland		



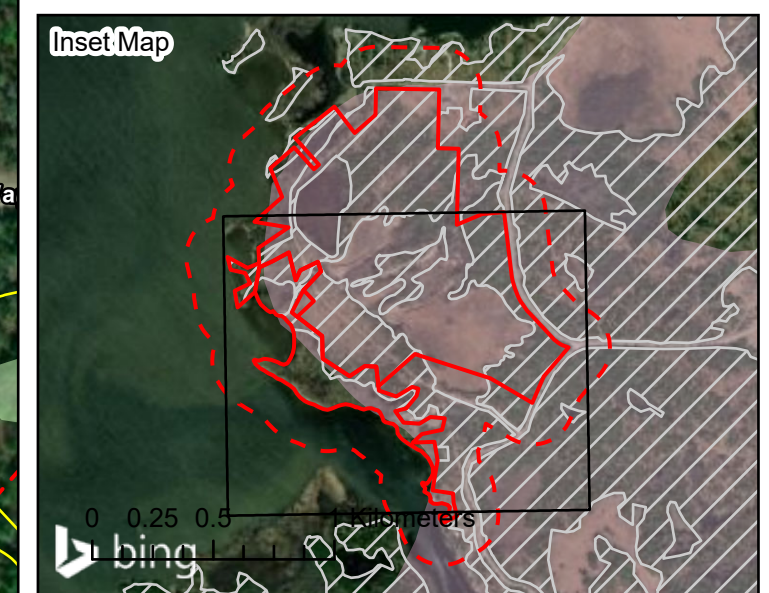
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32 Steacie Drive, Ottawa, ON K2K 2A9 T: (613) 836-1422 www.gemtec.ca ottawa@gemtec.ca	
Client:	Project:
1823023 Ontario Inc.	100227.100
Location	
5417 Loggers Way Geographic Township of Fitzroy City of Ottawa, Ontario	
Drwn By:	Chkd By:
E.P.	A.A.
<b>Natural Heritage Features</b>	
Date: February 2024	Rev.
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<b>Figure: A.4</b>	

Coordinate System: NAD 1983 UTM Zone 18N  
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**Legend**

	Property Boundary		Watercourse
	Study Area		1:100 Year Floodplain
	Proposed Severance		Development Envelope
	Lot to be Enlarged		Blanding's Turtle Habitat - Category 2
	Existing Dwelling		30 m Setback
	Local Wetland		50 m Setback
	Provincially Significant Wetland		



Scale

1:3,500

0 25 50 100 150 200 Meters

**GEMTEC**  
CONSULTING ENGINEERS AND SCIENTISTS

32 Steacie Drive,  
Ottawa, ON K2K 2A9  
T: (613) 836-1422  
www.gemtec.ca  
ottawa@gemtec.ca

Client:	1823023 Ontario Inc.	Project:	100227.100
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Location

5417 Loggers Way  
Geographic Township of Fitzroy  
City of Ottawa, Ontario

Drwn By:	Chkd By:	<b>Mitigation Measures</b>
E.P.	A.A.	

Date: February 2024	Rev.	<b>Figure: A.5</b>
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Coordinate System: NAD 1983 UTM Zone 18N  
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## **APPENDIX B**

Site Photographs



Site Photograph 1 – FODM5-4 Dry-Fresh Sugar Maple – Ironwood Deciduous Forest



Site Photograph 2 – MAMM1 Graminoid Mineral Meadow Marsh



Site Photograph 3 – SWMM1-1 White Cedar-Hardwood Mineral Mixed Swamp



Site Photograph 4 – Unnamed Watercourse flowing from MAMM1-1





## **APPENDIX C**

Report Summary Tables

**TABLE C.1**  
**SUMMARY OF WILDLIFE OBSERVED ON-SITE AND ADJACENT TO SITE**

Common Name	Scientific Name	S-Rank	Evidence
<b>Avian Species</b>			
American Robin	<i>Turdus migratorius</i>	S5B	Heard calling
Black-capped Chickadee	<i>Poecile atricapillus</i>	S5	Heard calling
Chipping Sparrow	<i>Spizella passerina</i>	S5B	Heard calling
Common Grackle	<i>Quiscalus quiscula</i>	S5B	Heard calling
Common Yellowthroat	<i>Geothlypis trichas</i>	S5B	Heard calling
* Eastern Wood-pewee	<i>Contopus virens</i>	S4B	Heard calling
Pileated Woodpecker	<i>Dryocopus pileatus</i>	S5	Heard calling
Red-eyed Vireo	<i>Vireo olivaceus</i>	S5B	Heard calling
Red-winged Blackbird	<i>Agelaius phoeniceus</i>	S5	Heard calling
Yellow-bellied Sapsucker	<i>Sphyrapicus varius</i>	S5B	Heard calling
<b>Amphibian Species</b>			
Green Frog	<i>Lithobates clamitans</i>	S5	Heard calling; directly observed
Northern Leopard Frog	<i>Lithobates pipiens</i>	S5	Directly observed
Wood Frog	<i>Lithobates sylvaticus</i>	S5	Directly observed
<b>Reptilian Species</b>			
Red-bellied Snake	<i>Storeria occipitomaculata</i>	S5	Directly observed
<b>Mammalian Species</b>			
Coyote	<i>Canis latrans</i>	S5	Scat observed
Red Squirrel	<i>Tamiasciurus hudsonicus</i>	S5	Heard calling

**Notes:**

\* Denotes a Species at Risk

Subnational Conservation Status Ranks:

S1 - Critically Imperilled, at very high risk of extirpation, very few populations or occurrences or very steep population decline

S2 - Imperiled, at high risk of extirpation, few populations or occurrences or steep population decline

S3 - Vulnerable, at moderate risk of extirpation, relatively few populations or occurrences, recent and widespread population decline

S4 - Apparently Secure, at a family low risk of extirpation, many populations or occurrences, some concern for local population decline

S5 - Secure, at very low or no risk of extirpation, abundant populations or occurrences, little to no concern for population decline

Qualifiers:

S#B - Conservation status refers to the breeding population of the species

S#N - Conservation status refers to the non-breeding population of the species

S#M - Migrant species, conservation status refers to the aggregating transient population of the species

**TABLE C.2**  
**SCREENING RATIONAL FOR SIGNIFICANT WOODLANDS**

Woodland Criteria	Further Considered in EIS	Rationale
Woodland Size	Yes	Woodlands on-site and contiguous woodlands off-site meet the minimum size requirement for the planning area (> 50 ha).
Ecological Functions		
a) Woodland Interior	No	Interior contiguous woodlands on-site do not meet the minimum size requirement for the planning area (> 8 ha).
b) Proximity	Yes	Woodlands on-site are proximal to fish habitat and meet minimum size threshold requirements.
c) Linkages	Yes	The woodlands on-site provide linkages to other natural heritage features.
d) Water Protection	Yes	Woodlands on-site are proximate to sensitive fish habitat and meet minimum size threshold requirements.
e) Diversity	No	Species composition within the on-site woodland is well represented on the landscape and no rare species communities were observed on-site.
Uncommon Characteristics	No	The woodlands on-site do not have a unique species composition, vegetation communities with a ranking of S1, S2 or S3, or a mature size structure.
Economical and Social Functional Values	No	The woodlands on-site do not contain high productivity in terms of economically valuable products, high social value such as recreational use, identified historical cultural or educational values.

**TABLE C.3  
SCREENING RATIONALE FOR HABITATS OF SEASONAL CONCENTRATION AREAS**

<b>Wildlife Habitat</b>	<b>Further Considered in EIS</b>	<b>Rationale</b>
Waterfowl Stopover and Staging Areas	No	No suitable terrestrial habitat located on-site or study area to support waterfowl stopover and staging areas. No indicator species observed during field investigations.
Shorebird Migratory Stopover Area	No	Shorebird stopover sites are typically well-known and have a long history of use. The site does not contain suitable shoreline habitat for shorebird foraging.
Raptor Wintering Area	No	Suitable forest habitat available with the study area. However, suitable upland habitat is not present on-site or in study area.
Bat Hibernacula	No	Cave and crevice habitat is not present on-site or within the study area.
Bat Maternity Colonies	No	Woodlands on-site do not meet minimum snag density (>10 snags/hectare) requirement to be considered SWH for bat maternity colonies.
Turtle Wintering Area	Yes	Suitable aquatic habitat with adequate water depth are present on-site within the wetlands associated with the following ELC Codes (MAMM1 and SWMM1-1). In the study area the Ottawa River is likely to support turtle wintering areas.
Reptile Hibernaculum	No	Structures such as large rock piles, bedrock outcrops, cervices or other karstic features have not been identified on-site.
Colonial Bird Nesting Habitat	Yes	The NHIC identifies the presence of Colonial Waterbird Nesting Area was within the 1km <sup>2</sup> grid encompassing site, as well as 1 km in all directions. Habitat likely associated with the Ottawa River. Suitable habitat to support colonial bird nesting habitat on-site is limited to the marshes (MAMM1).
Migratory Butterfly Stopover Area	No	The site is not located within 5 km of Lake Ontario and therefore does not meet the defining criteria.
Landbird Migratory Stopover Area	No	The site is not located within 5 km of Lake Ontario and therefore does not meet the defining criteria.
Deer Yarding Areas and Winter Congregation Areas	Yes	As outlined in the the Significant Wildlife Habitat Criteria Schedules (OMNRF, 2015) winter deer yards and deer management are an MNRF responsibility. Based on review of publically available data from the OMNRF on Land Information Ontario Geo-hub, Stratum I deer yard has been identified on-site and within the broader study area. Winter deer yard encompasses most of the site.

**TABLE C.4  
SCREENING RATIONALE FOR SPECIALIZED WILDLIFE HABITATS**

Specialized Wildlife Habitat	Further Considered in EIS	Rationale
Waterfowl Nesting Area	Yes	Upland habitat on-site and study area are adjacent to potentially suitable wetland habitat (ELC MAMM1), which may support waterfowl nesting area SWH. MAMM1 adjacent to site are classified as a PSW.
Bald Eagle and Osprey Nesting, Foraging and Perching Habitat	Yes	Suitable woodland habitat is present adjacent to open water of the Ottawa River. Neither species nor evidence of species was observed within the study area.
Woodland Nesting Raptor Habitat	No	Nesting may occur in any ecosite and species preference is towards mature forest stands >30 ha with >10 ha of interior habitat with a 200 m buffer. Suitable interior habitat not present on-site. No stick nests observed on-site.
Turtle Nesting Habitat	No	Suitable exposed mineral soil with minimal vegetation cover was not observed within 100 m of site.
Seeps and Springs	No	No seeps or springs are present on-site.
Woodland Amphibian Breeding Habitat	Yes	Wetlands on-site (SWMM1 and MAMM1) adjacent to woodlands on-site (FOMM4-3), may provide suitable habitat to support woodland amphibian breeding SWH.
Wetland Amphibian Breeding Habitat	No	Suitable habitat to support wetland amphibian breeding SWH is not present on-site.
Woodland Area-Sensitive Bird Breeding Habitat	No	Woodland area-sensitive birds require interior forest habitat located >200 m from the forest edge in large (>30 ha) forest stands. Contiguous woodlands within the study area may meet the defining criteria, but woodlands on-site do not.

**TABLE C.5  
SCREENING RATIONALE FOR HABITAT FOR SPECIES OF CONSERVATION CONCERN**

General Habitats of Species of Conservation Concern	Further Considered in EIS	Rationale
Marsh Breeding Bird Habitat	Yes	Suitable marsh habitat may be present adjacent to site, to support marsh breeding bird SWH (ELC codes MAMM1 and SWMM1).
Open Country Breeding Bird Habitat	No	No suitable meadow habitat on-site to support open country bird breeding due to recent (< 5 years) disturbances.
Shrub/Early Successional Breeding Bird Habitat	No	Candidate early successional breeding bird habitat typically includes fallow fields transitioning to early successional forest habitats that are > 10 ha but have not been actively used for farming. No suitable habitat is present on-site.
Terrestrial Crayfish Habitat	No	Terrestrial crayfish are only found within southwestern Ontario (MNR, 2012).
Special Concern and Rare Wildlife Species	Yes	The following species of special concern were identified on-site during the site investigation: eastern wood-pewee. Occurrence data from the NHIC and DFO SAR Map also indicates the following species of special concern to have occurred on-site and/or the surrounding area: Canada warbler, eastern wood-peewe, wood thrush, eastern musk turtle, eastern ribbonsnake, northern map turtle, snapping turtle, and river redhorse.

**TABLE C.6  
SCREENING RATIONALE FOR FOR ANIMAL MOVEMENT CORRIDORS**

General Habitats of Species of Conservation Concern	Further Considered in EIS	Rationale
Amphibian Movement Corridor	No	No wetland amphibian breeding habitat has been confirmed on-site.
Deer Movement Corridor	Yes	Stratum I deer wintering yards have been identified on-site by the OMNRF.

**TABLE C.7  
SCREENING RATIONALE FOR POTENTIAL SPEICES AT RISK ON-SITE OR WITHIN STUDY AREA**

Species	ESA Status	Regional Distribution	Habitat Use	Probability of Occurrence On-Site or Within Study Area	Rationale
<b>Avian</b>					
Bald Eagle	Special Concern	Confirmed nest at Shirley's bay since 2012.	Nest in mature forests near open water.	Low	Ottawa River adjacent to potentially suitable forests. No recent observations within 1 km of site. Neither species nor nests observed during field investigation.
Bank Swallow	Threatened	12 confirmed, 2 probable and 8 possible nests in recent OBBA.	Colonial nester, burrows in eroding silt, to sand banks, sand pit walls, etc.	Low	No suitable sand banks, pit walls or cliff walls to support bank swallow nesting. No recent observations within 1 km of site. Species not observed during field investigation.
Barn Swallow	Special Concern	33 confirmed, 2 probable, and 3 possible nests in recent OBBA.	Nests in barns and other semi-open structures. Forages over open fields and meadows.	Low	Site lacks suitable structures to provide nesting habitat for species. No recent observations within 1 km of site. Species not observed during field investigation.
Black Tern	Special Concern	Four confirmed nests in recent OBBA.	Breeds by build floating nests in loose colonies in shallow marshes	Low	Marsh on-site unlikely to provide sufficient open water to support species breeding. No recent observations within 1 km of site. Species not observed during field investigation.
Bobolink	Threatened	Widespread in the Ottawa region, confirmed and probable nests found in 39 or 40 local atlas squares during recent OBBA.	Nests in dense tall grass fields and meadows, low tolerance for woody vegetation.	Low	Suitable grassland habitat is not available on-site. No recent observations within 1 km of site. Species not observed during field investigation.
Canada Warbler	Special Concern	1 confirmed, 2 probable, 6 possible nests during recent OBBA. No critical habitat identified in region.	Prefers wet forests with dense shrub layers.	Moderate	Wet forests on-site may provide suitable habitat to support species. NHIC observations within 1 km of site. Species not observed during field investigation.
Cerulean Warbler	Threatened	No nests reported during recent OBBA. SARO and SARA range maps include part of Ottawa.	Prefers mature deciduous forest habitat.	Low	Preferred mature forests not present on-site. No recent observations within 1 km of site. Species not observed during field investigation.
Chimney Swift	Threatened	3 confirmed, 2 probable, and 11 possible nests in recent OBBA.	Nests in traditional-style open brick chimneys.	Low	No suitable nesting structures on-site. No recent observations within 1 km of site. Species not observed during field investigation.
Common Nighthawk	Special Concern	6 probable, 5 possible nests reported in recent OBBA. No critical habitat identified in Ottawa region.	Nests in a variety of open sites: beaches, fields and grave rooftops.	Low	Species known to nest in gravel and rocky areas such as quarries, gravel pits and bedrock outcrops. Suitable nesting habitat not present on-site. No recent observations within 1 km of site. Species not observed during field investigation.
Eastern Meadowlark	Threatened	22 confirmed, 11 probably and 3 possible nests during recent OBBA.	Nests and forages in dense tall grass fields and meadows, higher tolerance to woody vegetation.	Low	Suitable grassland habitat is not available on-site, but may be within general area. NHIC indicates species within 1 km of site. Species not observed during field investigation.
Eastern Whip-poor-will	Threatened	7 probable and 10 possible nests in recent OBBA. Critical habitat tentatively identified in 4 squares in western Ottawa.	Nests on the ground in open deciduous or mixed woodlands with little underbrush, and bedrock outcrops.	Low	Suitable woodland and exposed rock habitat not present on-site or within study area. No recent observations within 1 km of site. Species not observed during field investigation.
Eastern Wood-Pewee	Special Concern	4 possible, 15 probable and 19 confirmed nests in recent OBBA for Ottawa area	Woodland species, often found near clearings and edge habitat.	High	Woodland habitat on-site and adjacent properties may provide suitable habitat to support species. Species was observed on-site during investigations.
Evening Grosbeak	Special Concern	5 confirmed, 6 probable, 8 possible nests in recent OBBA (mostly in west).	Nests in trees or large shrubs; prefer mature coniferous forests but will also use deciduous forests, parklands, and orchards. Overwinters in Ottawa area.	Low	Site outside of known breeding range. Suitable habitat limited to coniferous forests. No recent observations within 1 km of site. Species not observed during field investigation.
Golden Eagle	Endangered	Migrant only in Ottawa area.	Nests on remote, bedrock cliffs overlooking large bogs, lakes or tundra.	Low	Suitable cliffs, bogs, or tundra are not present within the study area. No recent observations within 1 km of site.
Golden-winged Warbler	Special Concern	1 confirmed, 1 probable nest in recent OBBA. Critical habitat identified in Quebec, northwest of Ottawa.	Ground nesting, edge species. Breeds in successional scrub habitats surrounded by forests.	Low	Site lacks successional scrub habitats surrounded by forests. No recent observations within 1 km of site. Species not observed during field investigation.
Grasshopper Sparrow	Special Concern	4 confirmed, 5 probable and 2 possible nests in recent OBBA.	Area-sensitive grassland species, nests on ground.	Low	No suitable grassland habitat to support species. No recent observations within 1 km of site. Species not observed during field investigation.
Henslow's Sparrow	Endangered	No nests in recent OBBA.	Area-sensitive grassland species, nests on ground. Prefers open, moist, tallgrass fields.	Low	Preferred grassland habitat is not present on-site nor within the study area. No recent observations within 1 km of site. Species not observed during field investigation.
Least Bittern	Threatened	Confirmed nesting in 1 square, 3 probable and 4 possible during recent OBBA. Mississippi Snye identified as critical habitat in federal recovery strategy.	Found in marshes and shrub swamps, usually near cattails.	High	Marsh habitats on-site may provide suitable habitat to support species. eBird indicates species in general area. Species not observed during field investigation.
Loggerhead shrike	Endangered	Possible nests reported in Burnt Lands Provincial Park (2018) and Richmond area (2019). Critical habitat identified in Montague Township.	Prefers grazed pastures with short grass and scattered shrubs, especially hawthorn.	Low	Preferred pasture habitat not present on-site. No recent observations within 1 km of site. Species not observed during field investigation.
Olive-sided Flycatcher	Special Concern	1 probable, 1 possible nest in recent OBBA.	Forest edge species, forages in open areas from high vantage points in trees.	Low	Suitable nesting habitat may be present on-site. No recent observations within 1 km of site. Species not observed during field investigation.
Peregrine Falcon	Special Concern	1 confirmed nest in recent OBBA and second nest established in 2011 in the Ottawa downtown.	Nests on cliffs near water and on anthropogenic structures such as tall buildings, bridges, and smokestacks.	Low	Suitable nesting habitat not present on-site. No recent observations within 1 km of site. Species not observed during field investigation.
Red-headed Woodpecker	Endangered	1 confirmed, 1 probable and 1 possible during recent OBBA. Nesting pair reported from village of Constance Bay in recent years.	Prefers open deciduous woodlands.	Low	Woodlands on-site may provide suitable habitat. No recent observations within 1 km of site. Species not observed during field investigation.
Rusty Blackbird	Special Concern	No nests in recent OBBA. Primarily observed during migration only.	Wet wooded or shrubby areas (nests at edges of Boreal wetlands).	Low	No boreal wetlands present on-site or in study area.
Short-eared Owl	Threatened	1 confirmed, 2 probable, 2 possible nests in recent OBBA.	Ground nester, prefers open habitats, fields and marshes.	Low	Marshes on-site not likely to support species. Open fields not present on-site. No recent observations within 1 km of site. Species not observed during field investigation.
Wood Thrush	Special Concern	5 possible, 15 probable, and 16 confirmed nests in recent OBBA for Ottawa area.	Prefers deciduous or mixed woodlands.	Moderate	Woodlands on-site may provide preferred habitat to support species activity. NHIC observations within 1 km of site. Species not observed during field investigation.
<b>Mammalian</b>					



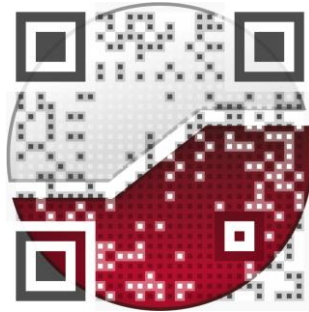
**TABLE C.7  
SCREENING RATIONALE FOR POTENTIAL SPEICES AT RISK ON-SITE OR WITHIN STUDY AREA**

Species	ESA Status	Regional Distribution	Habitat Use	Probability of Occurrence On-Site or Within Study Area	Rationale
Eastern small-footed Myotis	Endangered	Rare throughout its range. Historical records in downtown Ottawa.	Roosts in rock crevices, barns and sheds. Overwinters in abandoned mines. Summer habitats are poorly understood in Ontario, elsewhere prefers to roost in open, sunny rocky habitat and occasionally in buildings (Humphrey, 2017).	Moderate	Potentially suitable anthropogenic structures adjacent to site. Potential summer habitat present within study area.
Little Brown Myotis	Endangered	Various sites in central and western parts of the Ottawa area. Critical habitat (hibernacula) identified to northwest of Ottawa.	Maternal colonies known to use buildings, may also roost in trees during summer. Affinity towards anthropogenic structures for summer roosting habitat and exhibit high site fidelity (Environment Canada, 2015).	Moderate	Potentially suitable anthropogenic structures adjacent to site. Potential summer habitat present within study area.
Northern myotis (Northern Long-eared Bat)	Endangered	Historical records in downtown Ottawa, more recently in sites to east (Orleans, Clarence-Rockland). Critical habitat (hibernacula) identified to northwest of Ottawa.	Occurs throughout eastern North America in associated with Boreal forests. Roosts mainly in trees, occasionally anthropogenic structures during summer (Environment Canada, 2015). Overwinters in caves and abandoned mines.	Low	Species affinity is for Boreal forests and species rarely roosts in anthropogenic structures.
Tri-colored Bat	Endangered	Unknown; historical records from sites in urban Ottawa, Lanark County. Critical habitat (hibernacula) identified to northwest of Ottawa.	Roosts in trees, rock crevices and occasionally buildings during summer. Overwinters in caves and mines.	Moderate	Potentially suitable anthropogenic structures adjacent to site. Potential summer habitat present within study area.
<b>Reptilian</b>					
Blanding's Turtle	Threatened	Scattered throughout, with numerous sites in western half of City. Critical habitat present in Ottawa.	Inhabits quiet lakes, streams and wetlands with abundant emergent vegetation. Frequently occurs in adjacent upland forests.	High	Marsh wetlands on-site may provide suitable aquatic habitats to support species. NHIC indicates observations within 1 km <sup>2</sup> grid encompassing the site, as well as 1km in all directions. Species not observed during field investigation.
Eastern Musk Turtle	Special Concern	Scattered throughout.	Ponds, lakes, marshes and rivers that are generally slow-moving, have abundant emergent vegetation and muddy bottoms that they burrow into for winter hibernation.	Moderate	Site may provide preferred habitat to support species activity. NHIC observations within 1 km of site. Species not observed during field investigation.
Eastern Ribbonsnake	Special Concern	Few reported; mostly from norwestern Ottawa.	Found in marshy edges of wetlands and watercourses.	Moderate	Site may provide suitable mixture of aquatic and terrestrial features required to support species. NHIC observations within 1 km of site. Species not observed during field investigation.
Northern Map Turtle	Special Concern	Ottawa River, Rideau River (Burritt's Rapids area), South Nation River	Rivers and lakeshores, hibernates on the bottom of deep, slow-moving sections of river	High	Site includes preferred aquatic habitat to support species activity. NHIC indicates observations within 1 km <sup>2</sup> grid encompassing the site, as well as 1km in all directions. Species not observed during field investigation.
Snapping Turtle	Special Concern	Widespread and abundant in Ottawa and surrounding region.	Highly aquatic species, found in a wide variety of wetlands, water bodies and watercourses. Uses gravelly or sandy areas along streams for nesting.	High	Site includes preferred habitat to support species activity. NHIC indicates observations within 1 km <sup>2</sup> grid encompassing the site, as well as 1km in all directions. Species not observed during field investigation.
Spotted Turtle	Endangered	Few reported (locations confidential). Critical habitat present in Ottawa.	Secretive wetland species. Species is semi-aquatic and prefers wetlands with slow-moving water.	Moderate	Site may provide suitable habitat to support species. NHIC indicates presence of 'Restricted Species' encompassing the site and surrounding area. 'Restricted' represents an endangered species, but does not confirm which species. Species not observed during field investigation.
Wood Turtle	Endangered	Few historical records in NHIC. Critical habitat may be present to northwest.	Primarily terrestrial forest species. Associated with clear, gravelly streams.	Moderate	Site may provide suitable habitat to support species. NHIC indicates presence of 'Restricted Species' encompassing the site and surrounding area. 'Restricted' represents an endangered species, but does not confirm which species. Species not observed during field investigation.
<b>Plants</b>					
American Ginseng	Endangered	Critical habitat broadly identified in the Ottawa area. Specific locations are confidential.	Rich, moist, relatively mature deciduous forests.	Moderate	Hardwood forests on-site provide suitable habitats to support species. NHIC indicates presence of 'Restricted Species' encompassing the site and surrounding area. 'Restricted' represents an endangered species, but does not confirm which species. Species not observed during field investigation.
Black Ash	Endangered	Scattered throughout.	Found in wetlands, floodplains, and moist woodlands.	Low	Marsh wetland communities on-site may provide suitable habtiat. NHIC observations within 1 km of site. Species not observed during field investigation.
Butternut	Endangered	Range is confined to eastern and southern Ontario. Widespread in Ottawa and region.	Inhabits a wide range of habitats including upland and lowland deciduous and mixed forests.	High	Site may provide preferred habitat to support species activity. NHIC observations within 1 km of site. A single specimen was observed on-site.
Eastern Prairie-fringed Orchid	Endangered	Richmond Fen (2 locations).	Grows in wetlands, fens, swamps and tallgrass prairie.	Low	Wetlands on-site may provide suitable habitat to support species. No recent observations within 1 km of site. Species not observed during field investigation.
<b>Lichens</b>					
Pale-bellied Frost Lichen	Endangered	Historical records in downtown area (extirpated locally). No critical or regulated habtiat identified in Ottawa.	Grows on the bark of hardwood trees such as white ash, black walnut, American elm and ironwood. Can also be found growing on fence posts and boulders.	Low	Species believed to be extirpated from the Ottawa area.
<b>Insects</b>					
American Bumblebee	Special Concern	Unknown; COSEIWC identifies historical sightings in Ottawa and one nearby in 2012.	Nests at or above ground level, often in mats of long grass but also in other available shelters.	Low	Potentially suitable foraging vegetation available on-site. No recent observations within 1 km of site. Species not observed during field investigation.
Bogbean Buckmoth	Endangered	Richmond Fen	Preferred food plant is bog bean, present in a variety of wetlands including bogs, swamps and fens.	Low	Preferred wetland habitat is not present on-site.
Gypsy Cuckoo Bumble Bee	Endangered	Historic occurrences only. No known recent occurrences.	Inhabits a wide range of habitats: open meadows, agricultural and urban areas, boreal forests and woodlands.	Low	Currently the only known population is in Pinery Provincial Park

**TABLE C.7  
SCREENING RATIONALE FOR POTENTIAL SPEICES AT RISK ON-SITE OR WITHIN STUDY AREA**

Species	ESA Status	Regional Distribution	Habitat Use	Probability of Occurrence On-Site or Within Study Area	Rationale
Monarch Butterfly	Special Concern	Widespread in the region	Caterpillars require milkweed plants confined to meadow and open areas. Adult butterflies use more diverse habitat with a variety of wildflowers	Low	Potentially suitable foraging vegetation available for Monarch on-site. No recent observations within 1 km of site. Species not observed during field investigation.
Mottled Duskywing	Endangered	Constance Bay area, Burnt Lands Alvar	Larval food plant (New Jersey Tea) found in sandy areas and alvars.	Low	Sandy areas and alvars not present in the study area.
Nine-spotted Lady Beetle	Endangered	Historically present but no reports in Ontario since mid-1990s	Habitat generalist	Low	No recent occurrence reports in the area, thought to be locally extirpated.
Rapids Clubtail	Threatened	Occurs along Mississippi River in Blakeney/ Pakenham area upstream of Ottawa.	Clear, cool medium-to-large rivers with gravel shallows and muddy pools.	Low	Site lacks preferred habitat to support species activity. No recent observations within 1 km of site. Species not observed during field investigation.
Rusty-patched Bumble Bee	Endangered	Historic records only from scattered sites in Ottawa and Gatineau.	Habitat generalist	Low	Currently the only known population occurs in Pinery Provincial Park.
Traverse Lady Beetle	Endangered	Unknown in Ottawa region. No southern Ontario records since 1985	Habitat generalist	Low	No new records of traverse lady beetle in Ontario, species thought to be absent in former habitats.
West Virginia White Butterfly	Special Concern	Unknown. No NESS or NHIC records. SARO range map includes Ottawa.	Requires mature moist deciduous woods with larval host plant toothwort.	Low	Necessary vegetation and toothwort plant not present on-site.
Yellow-banded Bumble Bee	Special Concern	Unknown. Historic occurrences and a few recent occurrences in Eastern Ontario/Western Quebec region.	Habitat generalist; mixed woodlands, variety of open habitat	Low	Site may provide suitable foraging grounds. No recent observations within 1km of site. Species not observed during field investigation.
<b>Molluscs</b>					
Hickorynut	Endangered	Ottawa River	Live on the sandy beds in large, wide, deep rivers – usually more than two or three metres deep – with a moderate to strong current. Fish host of the Hickorynut is the Lake Sturgeon	High	DFO SAR Map indicates species within 1 km of site. Potential occurrences are limited to the Ottawa River as it is known to provide habitat to support species. Watercourses on-site are not of sufficient size or depths to support species. Species not observed during field investigation.
<b>Fish</b>					
American Eel	Endangered	Ottawa, Mississippi, Carp (including Poole Creek), South Nation and Rideau Rivers (including Rideau Canal).	Primarily nocturnal, hiding in soft substrate or submerged vegetation during the day. Known to traverse land while migrating.	High	NHIC indicates species within 1 km of site. Potential occurrences are limited to the Ottawa River and Mississippi River, as they are known to provide habitat to support species. Species not observed during field investigation.
Bridle Shiner	Special Concern	Rideau River	Prefers clear water with abundant vegetation over silty or sandy substrate.	Low	Site lacks preferred habitat to support species activity. No recent observations within 1 km of site. Species not observed during field investigation.
Channel Darter	Special Concern	Ottawa River	Prefers areas with moderate current over sandy or rocky substrate.	Low	Site lacks preferred clean streams with sandy or gravel bottoms. No recent observations within 1 km of site. Site located outside of known areas of occurrence for species. Species not observed during field investigation.
Cutlip Minnow	Threatened	12 sites in southeast Ontario.	Requires warmer river and creeks with clear, slow-moving water and rocky or gravel bottom.	Low	Watercourses in study area lack clear, slow-moving water, with gravel bottom, to support species. No recent observations within 1 km of site. Species not observed during field investigation.
Lake Sturgeon (Great Lakes - Upper St. Lawrence populations)	Endangered	Ottawa River	Only found in large lakes and rivers. Forages in cool water, 4-9 m deep over soft substrate; spawns in shallower, fast-flowing areas over rocks or gravel.	High	NHIC indicates species within 1 km of site. Potential occurrences are limited to the Ottawa River, as it is known to provide habitat to support species. Site lacks sufficient habitat to support species. Species not observed during field investigation.
Northern Brook Lamprey	Special Concern	Ottawa River	Non-parasitic species; prefers shallow areas with warm water. Larvae live in burrows in soft substrate for up to 7 years.	Low	Site lacks suitable aquatic habitat to support species activity. No recent observations within 1 km of site. Species not observed during field investigation.
Northern Sunfish	Special Concern	Ottawa River	Shallow, vegetated areas of warm lakes, ponds, and slowly flowing watercourses with clear water.	Low	Site lacks preferred habitat to support species activity. No recent observations within 1 km of site. Species not observed during field investigation.
River Redhorse	Special Concern	Ottawa and Mississippi Rivers; unconfirmed reports from Rideau River.	Prefers fast-flowing, clear rivers over rocky substrate.	High	DFO SAR Map indicates species within 1 km of site. Potential occurrences are limited to the Ottawa River and Mississippi River, as they are known to provide habitat to support species. Site lacks sufficient aquatic habitat to support species. Species not observed during field investigation.
Silver Lamprey	Special Concern	Ottawa River and mouths of tributaries from Rideau Canal east (downstream).	Larvae live 4-7 years in burrows (prefer soft substrates); filter-feed on plankton. Require clear water so they can find fish hosts, relatively clean stream beds of sand and organic debris for larvae to live in, and unrestricted migration routes for spawning.	Low	Site lacks suitable aquatic habitat to support species activity. No recent observations within 1 km of site. Species not observed during field investigation.

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## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 3

Tuesday, October 1, 2024

9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive  
and by videoconference

**Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.**

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

*Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.*

**File Nos.:** D08-01-24/B-00164 and D08-02-24/A-00228  
**Applications:** Consent under section 53 of the *Planning Act*  
Minor Variance under section 45 of the *Planning Act*  
**Applicant:** Carp Partnership Inc.  
**Property Address:** 458 Donald B Munro Drive  
**Ward:** 5 – West Carleton-March  
**Legal Description:** Lots 94, 95, 96, 97 and 102, Part of of Lots 95, 102 & 145,  
Registered Plan 218.  
**Zoning:** VM S244  
**Zoning By-law:** 2008-250

### APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicant wants to subdivide their property into two separate parcels of land to create one new lot, as shown on the plans filed with the application. The existing buildings, underground detached garage, and parking lot will remain.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Applicant requires the Committee's consent to sever land. The property is shown as Parts 1 to 7 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

The severed land is shown as Parts 1 & 2 and will have a frontage of 42.67 metres on Falldown Lane and 35.83 metres on Donald B. Munro Drive, an irregular depth, and an area of 1386 square metres. This lot contains the existing converted detached dwelling occupied by office use (The White House) and an underground detached garage. This lot is known municipally as 107 Falldown Lane.

The retained land is shown as Parts 3 to 7 and has a frontage of 88.43 metres on Donald B. Munro Drive, 59.66 metres on Carp Road and 429.91 metres on Falldown Lane, an irregular depth, and an area of 6681 square metres. This lot contains the existing mid-rise institutional building (The Carp Commons Retirement Residence), a mixed use building occupied by a restaurant and office uses (Alice's Village Café), and a converted detached dwelling occupied by retail and office uses (The Hive). This lot is known municipally as 458 Donald B. Munro Drive.

The application indicates the property is subject to an existing easement as set out in OC1247308.

Approval of this application will have the effect of creating separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance application (File No: D08-02-24/A-00228) has been filed and will be heard concurrently with this application.

**REQUESTED VARIANCES:**

The Applicant requires the Committee's authorization for minor variances from the Zoning By-law as follows:

**A-00228: 107 Falldown Lane, Parts 1 & 2 on Draft 4R-Plan. Existing Detached Dwelling:**

- a) To permit an increased front yard setback of 13.89 metres, whereas the By-law permits a maximum front yard setback of 3 metres.
- b) To permit an increased corner yard setback of 10.12 metres, whereas the By-law permits a maximum corner yard setback of 4.5 metres.

The property is not the subject of any other current applications under the *Planning Act*.

The property is the subject of a Site Plan Control application (File No. D07-12-09-0215-D07-12-14-0086) Zoning By-law Amendment application (File No. D02-02-08-0084).

## FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

## HOW TO PARTICIPATE

**Submit written or oral comments before the hearing:** Email your comments to [cofa@ottawa.ca](mailto:cofa@ottawa.ca) at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

**Register to Speak at the hearing at least 24 hours before** by contacting the Committee Coordinator at 613-580-2436 or at [cofa@ottawa.ca](mailto:cofa@ottawa.ca). You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

## ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

## COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: September 13, 2024



*Ce document est également offert en français.*

**Committee of Adjustment**  
City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7  
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)  
[cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
613-580-2436



**Comité de dérogation**  
Ville d'Ottawa  
101, promenade Centrepointe  
Ottawa ON K2G 5K7  
[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)  
[cded@ottawa.ca](mailto:cded@ottawa.ca)  
613-580-2436

## AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

### Demandes d'autorisation et de dérogations mineures

**Groupe 3**  
**Mardi 1<sup>er</sup> octobre 2024**  
**9 h**

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe  
et par vidéoconférence**

**Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.**

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

*Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.*

<b>Dossiers :</b>	D08-01-24/B-00164 et D08-02-24/A-00228
<b>Demandes :</b>	Autorisation en vertu de l'article 53 de la <i>Loi sur l'aménagement du territoire</i> Dérogations mineures en vertu de l'article 45 de la <i>Loi sur l'aménagement du territoire</i>
<b>Requérante :</b>	Carp Partnership Inc.
<b>Adresse municipale :</b>	458, promenade Donald B. Munro
<b>Quartier :</b>	5 – West Carleton-March
<b>Description officielle :</b>	Lots 94, 95, 96, 97 et 102, partie des lots 95, 102 et 145, plan enregistré 218
<b>Zonage :</b>	VM S244
<b>Règlement de zonage :</b>	n° 2008-250

### PROPOSITION DE LA REQUÉRANTE ET OBJET DES DEMANDES :

La requérante souhaite lotir le bien-fonds en deux parcelles distinctes afin de créer un nouveau lot, conformément aux plans déposés auprès du Comité. Les bâtiments, le garage isolé souterrain et le parc de stationnement existants resteront sur le bien-fonds.



## **AUTORISATION REQUISE :**

La requérante nécessite l'autorisation du Comité pour morceler le bien-fonds. La propriété est représentée par les parties 1 à 7 sur le plan 4R préliminaire qui accompagne les demandes. Les parcelles distinctes seront les suivantes :

Le terrain morcelé est représenté par les parties 1 et 2 sur ledit plan. Il aura une façade de 42,67 mètres sur la ruelle Falldown et de 35,83 mètres sur la promenade Donald B. Munro, une profondeur irrégulière et une superficie de 1 386 mètres carrés. Ce lot comprend l'habitation individuelle isolée convertie existante occupée par des bureaux (The White House) et un garage souterrain isolé. Son adresse municipale est le 107, ruelle Falldown.

Le terrain conservé est représenté par les parties 3 à 7 sur ledit plan. Il a une façade de 88,43 mètres sur la promenade Donald B. Munro, de 59,66 mètres sur le chemin Carp et de 429,91 mètres sur la ruelle Falldown, une profondeur irrégulière et une superficie de 6 681 mètres carrés. Ce lot comprend un bâtiment institutionnel de hauteur moyenne (The Carp Commons Retirement Residence), un bâtiment polyvalent occupé par un restaurant et des bureaux (Alice's Village Café) et une maison individuelle isolée convertie occupée par des commerces de détail et des bureaux (The Hive). Son adresse municipale est le 458, promenade Donald B. Munro.

La demande indique que la propriété est assujettie à une servitude existante décrite dans le document OC1247308.

L'approbation de la demande aura pour effet de créer des parcelles distinctes qui ne seront pas conformes aux exigences du Règlement de zonage. Par conséquent, une demande de dérogations mineures (D08-02-24/A-00228) a été déposée et sera entendue en même temps que la présente demande.

## **DÉROGATIONS DEMANDÉES :**

La requérante demande au Comité d'accorder les dérogations mineures au Règlement de zonage décrites ci-après :

### **A-00228 : 107, ruelle Falldown, parties 1 et 2 sur le plan 4R préliminaire. Maison isolée existante :**

- a) Permettre l'augmentation de la marge de recul de la cour avant à 13,89 mètres, alors que le Règlement permet une marge de recul avant maximale de 3 mètres.
- b) Permettre l'augmentation de la marge de recul de la cour d'angle à 10,12 mètres, alors que le Règlement permet une marge de recul d'angle maximale de 4,5 mètres.

La propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

La propriété fait l'objet d'une demande de réglementation du plan d'implantation (D07-12-09-0215-D07-12-14-0086) et d'une demande de modification du Règlement de zonage (D02-02-08-0084).

**POUR EN SAVOIR PLUS SUR LES DEMANDES**

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

### COMMENT PARTICIPER

**Présentez vos observations écrites ou orales avant l'audience** : Veuillez faire parvenir vos observations par courriel à [cded@ottawa.ca](mailto:cded@ottawa.ca) au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

**Inscrivez-vous au moins 24 heures à l'avance** en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à [cded@ottawa.ca](mailto:cded@ottawa.ca). Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

### TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

## COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de *la Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 13 septembre 2024




*This document is also available in English.*

**Committee of Adjustment**  
City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7  
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)  
[cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
613-580-2436



**Comité de dérogation**  
Ville d'Ottawa  
101, promenade Centrepointe  
Ottawa ON K2G 5K7  
[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)  
[cded@ottawa.ca](mailto:cded@ottawa.ca)  
613-580-2436



Circulated Area /  
Région circulée 60m 



**Committee of Adjustment**  
**Comité de dérogation**

**CIRCULATION MAP /**  
**PLAN DE CIRCULATION**



**SUBJECT LAND / TERRAIN EN QUESTION**

**458 prom. Donald B Munro Dr.**

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**NOT TO SCALE**  
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August 21, 2024

Committee of Adjustment  
City of Ottawa  
101 Centrepointe Drive  
Ottawa, ON  
K2G 5K7

Committee of Adjustment  
Received | Reçu le

2024-08-26

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**Attention: Michel Bellemare, Secretary - Treasurer**

**Reference: 107 Falldown Lane (458 Donald B. Munro Drive), Carp, ON  
Applications for Consent and Minor Variance  
Novatech File No. 107153-06**

Novatech has been retained by Carp Partnership Inc. (the "Owner") to prepare and file Consent and Minor Variance applications for 458 Donald B. Munro Drive (the "Subject Site") to create a new lot containing the existing detached dwelling municipally addressed as 107 Falldown Lane. The Subject Site is a mixed-use development consisting of 4 buildings and two accessory structures described in detail below.

The Owner wishes to sell 107 Falldown Lane and therefore requires the following:

- Consent to sever a lot from the Subject Site containing the building and the associated underground detached garage at 107 Falldown Lane.
- Minor Variances to the following sections of the Zoning By-law 2008-250 to acknowledge the existing conditions of the buildings on the site, rendered non-compliant due to the creation of a new lot:
  1. Section 229(2) to permit a greater maximum front yard setback of 13.89 m, whereas the By-law requires a maximum front yard setback of 3 m (Table 229, Row c, Provision ii).
  2. Section 229(2) to permit a greater maximum corner yard setback of 10.12 m, whereas the By-law requires a maximum corner yard setback of 4.5 m (Table 229, Row d, Provision ii).

The following letter describes the existing conditions of the site, the proposed consent and minor variances, and the rationale in support of the applications.

## Existing Conditions

The Subject Site is located within the Village of Carp in Ward 5 – West Carleton - March in the City of Ottawa. It is legally described as:

*FIRSTLY: LOT 102 AND PART OF LOT 145 ON PLAN 218 PARTS 1, 2 AND 3 PLAN 4R24968 SAVE AND EXCEPT PARTS 3 AND 4 PLAN 4R25279. SECONDLY: LOTS 94 AND 95 PLAN 218 PART 1 PLAN 4R5628 SAVE AND EXCEPT PARTS 1 AND 3 PLAN 4R13095; THIRDLY: LOT 96 PLAN 218; LOT 97 PLAN 218 PARTS 1 AND 2 PLAN 4R28262; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT 97 PLAN 218 PART 2 PLAN 4R28262 AS IN OC1474839; SUBJECT TO AN EASEMENT AS IN OC2056434; CITY OF OTTAWA*

The Subject Site (shown in **Figure 1**) is irregularly shaped with an area of approximately 0.81 hectares and approximate frontages of 124.26 metres on Donald B. Munro Drive, 85.58 metres on

Falldown Lane, and 59.66 metres on Carp Road. The Subject Site is a mixed-use development consisting of the following four existing buildings with separate municipal addresses:

- 3775 Carp Road: The Hive (former rectory) is a 3-storey converted detached dwelling fronting on Carp Road and occupied by small-scale retail and office uses.
- 3773 Carp Road: Alice's Village Café building is a 2-storey mixed use building fronting on Carp Road, constructed in 2014 and occupied by restaurant and office uses with an accessory gazebo.
- 458 Donald B. Munro Drive: The Carp Commons Retirement Residence is a mid-rise building fronting on Donald B. Munro Drive, constructed in 2018, and occupied by an institutional use.
- 107 Falldown Lane: The White House is a single storey converted detached dwelling fronting on Falldown Lane occupied by small-scale office uses, with an underground detached garage accessed via Donald B. Munro Drive.

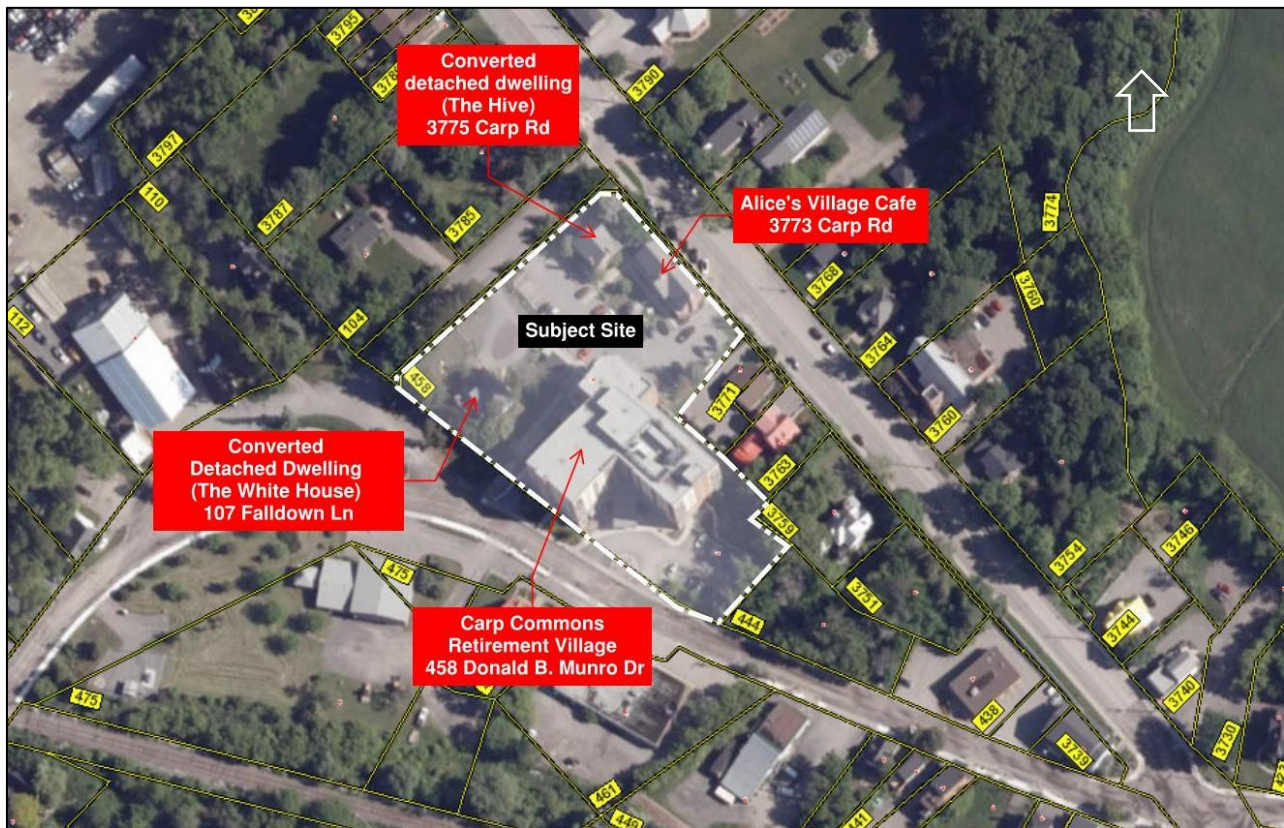


Figure 1: Subject Site Location (GeoOttawa, 2024)

Land uses surrounding the Subject Site include:

- to the north, Falldown Lane, a vehicle storage, service and sales establishment, the mixed use core of the Village of Carp and the Carp agricultural fair grounds;
- to the east, Carp Road and the mixed use core of the Village of Carp including the St. James the Apostle Anglican Church and the Carp Co-operative Nursery School;
- to the south, vacant lands and the mixed use core of the Village of Carp including Carp Family Dentistry and the Carp Custom Creamery; and
- to the west, Donald B. Munro Drive, the West Carleton War Memorial, Fire Station 64 and mixed retail and service-oriented commercial uses in the Carp Plaza.



Figure 2: Surrounding Uses (GeoOttawa, 2022)

The “White House” is situated in the northwest section of the Subject Site at the intersection of Falldown Lane and Donald B. Munro Drive. The building is a converted single storey bungalow-style detached dwelling with a gross floor area of approximately 147 square metres (1,590 square feet). The building is connected to the municipal water supply system and sanitary system for the Village of Carp. The driveway area accessed from Falldown Lane provides a primary parking area for the building. The accessory underground detached garage accessed via Donald B. Munro Drive provides a total of four dedicated parking spaces (two inside and two in front of the garage), supported by a registered encroachment agreement and may be accessed by exterior stone steps.



Figure 3: View of 107 Falldown Lane from Falldown Lane (Google Streetview, July 2021).



Figure 4: View of 107 Falldown Lane from Donald B. Munro Drive (Google Streetview, July 2021).



**Proposed Consent**

The purpose of the Consent application is to sever a new lot from the Subject Site containing the existing building, detached garage and parking area. Per the Draft Reference Plan and Consent Sketch submitted with this application, the severed parcel (Parts 1 and 2) will have frontages of 42.67 metres on Falldown Lane and 35.83 metres on Donald B. Munro Drive, and an area of 1386.0 square metres (0.14 ha).

The retained lands (Parts 3 to 7 inclusive on the Draft Reference Plan) will include the parking lot and other buildings municipally known as 3773 Carp Road, 3775 Carp Road, and 458 Donald B. Munro Drive. The retained lands will have an approximate area of 6681.0 (0.67 ha) and frontages of 42.91 m on Falldown Lane, 59.66 m on Carp Road, and 88.43 m on Donald B. Munro Drive.

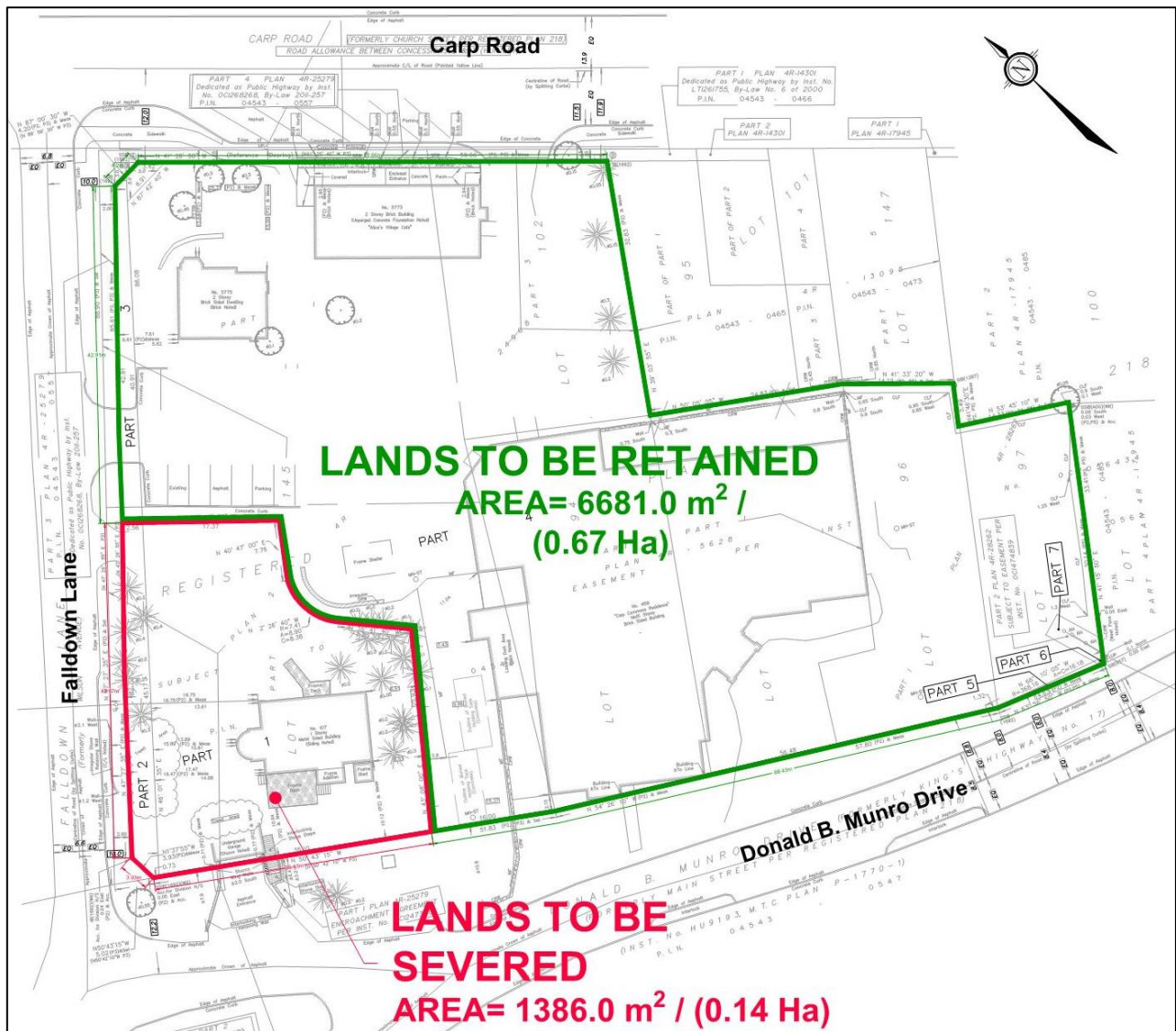


Figure 5: Severance Sketch prepared by Novatech dated August 19, 2024.

## Proposed Minor Variances

The purpose of the Minor Variance application is to seek relief from Section 229(2) of Zoning By-Law 2008-250 for the proposed severed lot, as described below and as shown in the Minor Variance Sketch submitted with this application:

1. Section 229(2) to permit a greater maximum front yard setback of 13.89 m, whereas the By-law requires a maximum front yard setback of 3 m (Table 229, Row c, Provision ii).
2. Section 229(2) to permit a greater maximum corner yard setback of 10.12 m, whereas the By-law requires a maximum corner yard setback of 4.5 m (Table 229, Row d, Provision ii).

These minor variances are required to recognize the existing conditions of the buildings on the severed lands that will become non-compliant due to the creation of a new lot.

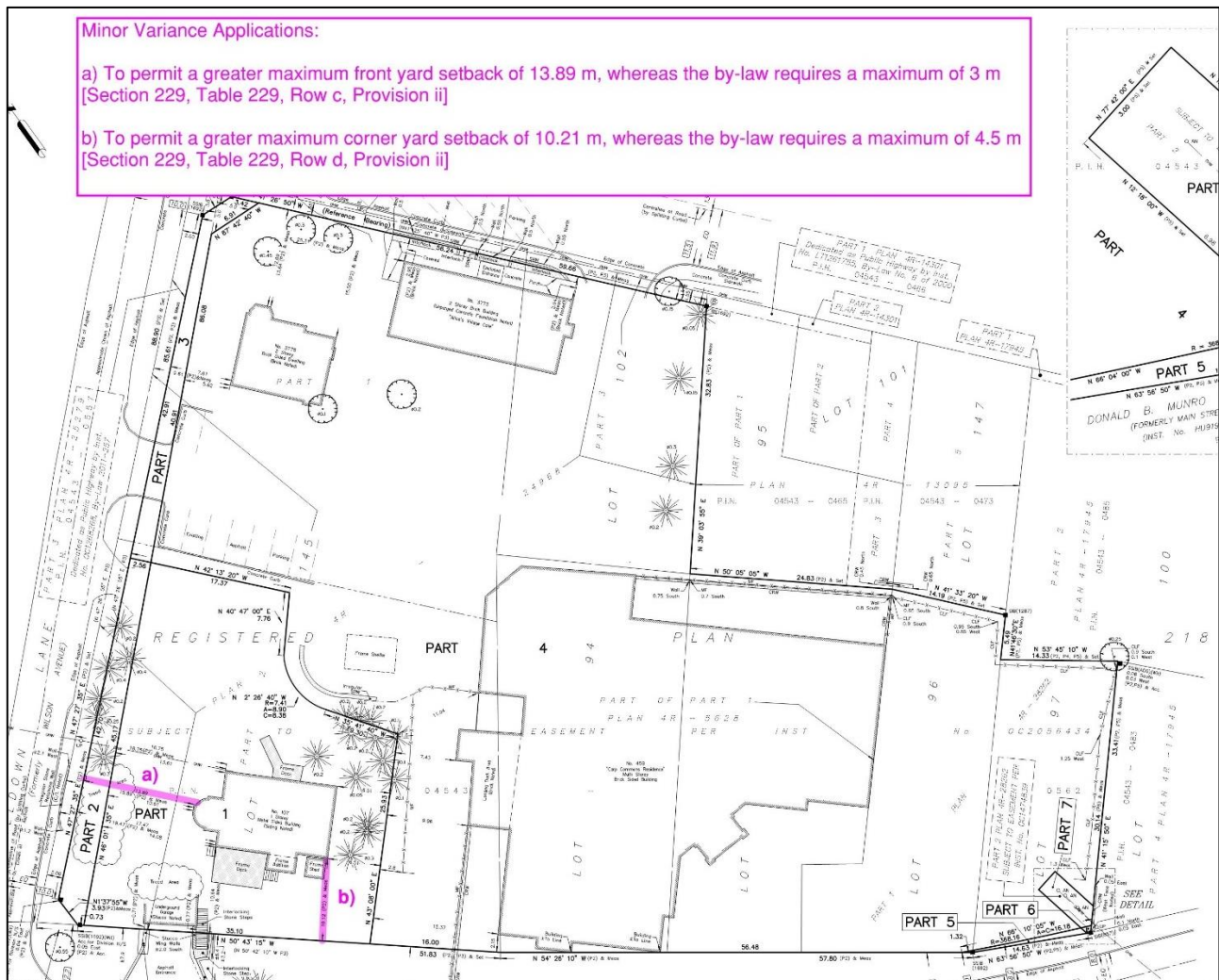


Figure 6: Extract of Minor Variance Markup prepared by Novatech dated August 19, 2024.

## Rationale

The following rationale demonstrates the appropriateness of the consent application to facilitate the proposed severance, and that the proposed minor variances meet the 'four tests' of the *Planning Act*.

### Proposed Consent

Subsection 53(1) of the Planning Act states:

*53. (1) An owner or chargee of land, or such owner's or chargee's agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 1994, c. 23, s. 32; 2020, c. 34, Sched. 20, s. 2 (2).*

A plan of subdivision is not required for the creation of a single lot containing an existing building that has access to a public street and has existing connections to utilities and municipal services.

Subsection 53(12) of the Planning Act states:

*53. (12) A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32.*

This rationale will speak to the following criteria outlined in *Subsection 51(24)* of the *Planning Act* below.

*51(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,*

- (a) *the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

The proposed consent has regard for matters of provincial interest including the orderly development of safe and healthy communities, adequate provision of employment opportunities, and the appropriate location of growth and development. The proposed consent will allow for the sale of the existing building. Repurposing existing buildings within the Villages contributes to orderly development and the appropriate location of growth and development, while generating potential employment opportunities for new uses.

- (b) *whether the proposed subdivision is premature or in the public interest;*

The proposed consent is not premature as the buildings at 107 Falldown Lane have been constructed and operate separately from the rest of the Subject Site. The proposed consent is in the public interest as outlined in point a) above.

*(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The Subject Site is designated 'Village Core' on Schedule B9 of the Official Plan (2022, as amended). Per Section 9.4.1, Policy 1 a) "the distribution of land uses and permitted development within a Village shall be identified by a secondary plan in Volume 2."

The *Village of Carp Secondary Plan* designates the Subject Site as *Village Core* on *Schedule A*. The Village Core is an area that expresses Carp's character and identity, and is intended to be the focus of Carp's economic activity and foundation of the local economy. The *Village Core* is intended to develop as a compatible mix of residential and non-residential uses being predominantly commercial, retail, recreational and institutional uses.

The proposed lot has safe access to existing public roads (Falldown Lane and Donald B. Munro Drive) and does not require the extension or opening of any infrastructure. The proposed lot is not within or adjacent to natural resource areas, watercourses, or environmental constraints, and allows for the continued use of an existing municipally serviced building. The proposed consent conforms to the Official Plan.

*(d) the suitability of the land for the purposes for which it is to be subdivided;*

The proposed severed lot contains an existing building, underground garage, water and sanitary connection and is therefore suitable for the proposed severance.

*(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*

Not applicable. No affordable housing units are proposed.

*(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

The White House building is primarily accessed from Falldown Lane, and has frontage on both Falldown Lane and Donald B. Munro Drive. During the pre-consult with City Staff held in November 2023, road widenings measured from the centreline of the right of way were identified for all three frontages of the Subject Site – 11.5 m for Carp Road, 10 m for Falldown Lane and 8 m for Donald B. Munro Drive – and an enlarged corner sight triangle at the intersection of Falldown Lane and Carp Road. The Draft Reference Plan prepared by Dennis, Farley and Smith Ltd. dated August 14, 2024, demonstrates the corner sight triangle and the road widenings required for each frontage, in accordance with the pre-consult comments (Parts 2, 3, 5 & 6).

*(f) the dimensions and shapes of the proposed lots;*

The proposed lot is irregularly shaped with an area of approximately 1386.0 m<sup>2</sup>. Its size and shape accommodate the existing building, parking area and connections to municipal water and sanitary services.

*(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

There are two existing encroachment agreements registered on the Subject Site. One for the retaining walls along Falldown Lane and one for the detached underground garage on the proposed severed lot.

Per the pre-consult meeting, a blanket drainage easement will be created on the severed lot in favour of the retained lands, given the Subject Site slopes to the southeast. The proposed severed lot has been designed to ensure the existing stormwater management facility is located entirely on the retained lands and a Joint Use and Maintenance Agreement will not be required.

There is an existing blanket easement for Rogers across the severed and retained lands. A specific easement for Hydro One is shown as Parts 6 & 7 on the Draft Reference Plan.

*(h) conservation of natural resources and flood control;*

The proposed lot is not within or adjacent to natural resource areas or watercourses.

*(i) the adequacy of utilities and municipal services;*

The proposed lot is serviced by existing connections to the municipal water and sanitary services for the Village of Carp. No new demand for utilities or municipal services will be generated.

*(j) the adequacy of school sites;*

Not applicable. Demand for school sites will not be generated through the proposed severance.

*(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

No land is to be dedicated or conveyed for public purposes. Cash-in-lieu of parkland was previously paid through the Site Plan Control application. No further parkland dedication is required.

*(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

Repurposing a building represents an efficient use of existing infrastructure, services, and land.

*(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

Not applicable. No new development is proposed.

## Proposed Minor Variances

Per Section 45(1) of the *Planning Act*, the proposed minor variances must meet the following four tests:

1. *Is the general intent and purpose of the Official Plan maintained?*

The proposed minor variances allow for the creation of a lot that will support economic activities in the village core. They support the intent of the Official Plan by providing an additional lot to support opportunity for local businesses to thrive in an environment that offers opportunities for commerce, innovation, tourism and entrepreneurship. The minor variances also protect and enhance the village core as they support the severance of a lot for retail or commercial use. The proposed lot is not within or adjacent to natural resource areas, watercourses, or environmental constraints, and allows for the continued use of an existing municipally serviced building with access to existing transportation infrastructure.

The proposed variances maintain the general intent and purpose of the Official Plan.

2. *Is the general intent and purpose of the zoning by-law maintained?*

The intent of Section 229 of the Zoning By-law (2008-250) is to ensure that lots reinforce and adopt existing land use patterns that maintain the unique village character. The proposed minor variances seek relief from VM – Village Mixed-Use zone provisions to allow for the creation of a lot around an existing building that will maintain the purpose of the zone.

The purpose of the VM – Village Mixed-Use Zone is to:

- 1) permit a wide variety of commercial, leisure, institutional and residential uses in areas designated as Village in the Official Plan,
- 2) reinforce the historical character of the Village core areas and mainstreets by promoting small-scale, street-oriented building form;
- 3) recognize the function of Business Improvement Areas as primary business or shopping areas; and
- 4) regulate development in a manner that adopts existing land use patterns so that the unique village character is maintained.

The proposed minor variance allows for the creation of a lot that will provide a wide variety of commercial, leisure and institutional uses. It promotes a small-scale, street oriented building form as the building is already existing and will have no additional impact on the street.

The proposed variances maintain the general intent and purpose of the Zoning By-law.

3. *Are the variances desirable for the appropriate development or use of the land, building or structure?*

By providing relief from the requirement of maximum front yard and corner yard setbacks, the proposed variances allow a new lot to be created around the existing building. The variances recognize existing conditions rendered non-compliant as a result of the proposed severance.

The proposed variances are desirable for the appropriate and efficient use of the land and existing building.

4. *The variances are minor in nature*

The proposed variances for the maximum front and corner yard setbacks have no impact on the adjacent properties or land uses because they recognize existing conditions to be rendered non-compliant as a result of the proposed severance. The proposed variances do not demand for new utilities or municipal services because they allow for the creation of a new lot around an existing building with existing connections to utilities and municipal services located within Donald B Munro Drive. They also do not require the extension or opening of any transportation infrastructure. They provide a technical remedy to allow a lot to be created that has an existing building in a location that has adequate and safe access but exceeds the maximum front yard and corner yard setbacks.

The proposed variances are minor in nature.

**Conclusion**

Based on the foregoing, the proposed consent and minor variances represent good planning.

In support of the applications, please find enclosed the following:

- Consent Application Form (one copy)
- Minor Variance Application Form (one copy)
- Draft Reference Plan (one full-sized 11"x 17" copy and one reduced 8.5"X 11" copy)
- Consent Sketch (one full-sized 11"x 17" copy and one reduced 8.5"X 11" copy)
- Minor Variance Sketch (one full-sized 11"x 17" copy and one reduced 8.5"X 11" copy)
- Parcel Abstract PIN (one copy)
- Application fee (Cheque)

Should you have any questions regarding these applications, please do not hesitate to contact the undersigned.

Sincerely,

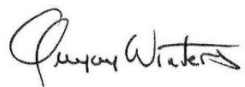
**NOVATECH**

Prepared by:



Miranda Virginillo, B.A., M.Pl.  
Planner, Planning & Development

Reviewed by:



Greg Winters, MCIP, RPP  
Director, Planning & Development

Committee of Adjustment  
Received | Reçu le  
2024-08-26  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE: \_\_\_\_\_  
DANIEL ROBINSON  
ONTARIO LAND SURVEYOR

PLAN 4R-  
RECEIVED AND DEPOSITED  
DATE: \_\_\_\_\_  
REPRESENTATIVE FOR LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1				1248.3
2	Part of 145			137.7
3				99.5
4	All of 94 & 96 and Part of 95, 102, 145	218	ALL OF 04543-0562	6552.7
5				6.7
6				0.7
7	Part of 97			21.4

PARTS 1 to 7 - SUBJECT TO EASEMENT PER INST No. OC2056434  
PARTS 6 & 7 - SUBJECT TO EASEMENT PER INST No. OC1474839

PLAN OF SURVEY OF  
LOTS 94, 96, 97 AND  
PART OF LOTS 95, 102 & 145  
REGISTERED PLAN 218  
CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1:250  
0 2.5 5 7.5 10 12.5 15 20 25 metres

Metric Note  
Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note  
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99991.

Bearing Note  
Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°11'45" counter-clockwise was applied to bearings on P2.  
For bearing comparisons, a rotation of 0°01'05" counter-clockwise was applied to bearings on P5.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5023010.84	341006.67
(B)	5022966.12	341046.17
01919680037	5023507.89	351533.87
01919791051	5032569.51	343633.72

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/01, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- Notes & Legend
- Denotes Survey Monument Planted
  - Survey Monument Found
  - SIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - (Wit) Witness
  - Meas Measured
  - (P1) Registered Plan 218
  - (P2) Plan by (1692) dated July 6, 2017 (File No. 236-17)
  - (P3) Plan 4R-25279
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  - (P5) Plan 4R-28262
  - OW Overhead Wires
  - UP Utility Pole
  - AN Anchor
  - CLF Chain Link Fence
  - MF Metal Fence
  - CRW Concrete Retaining Wall
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  - Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
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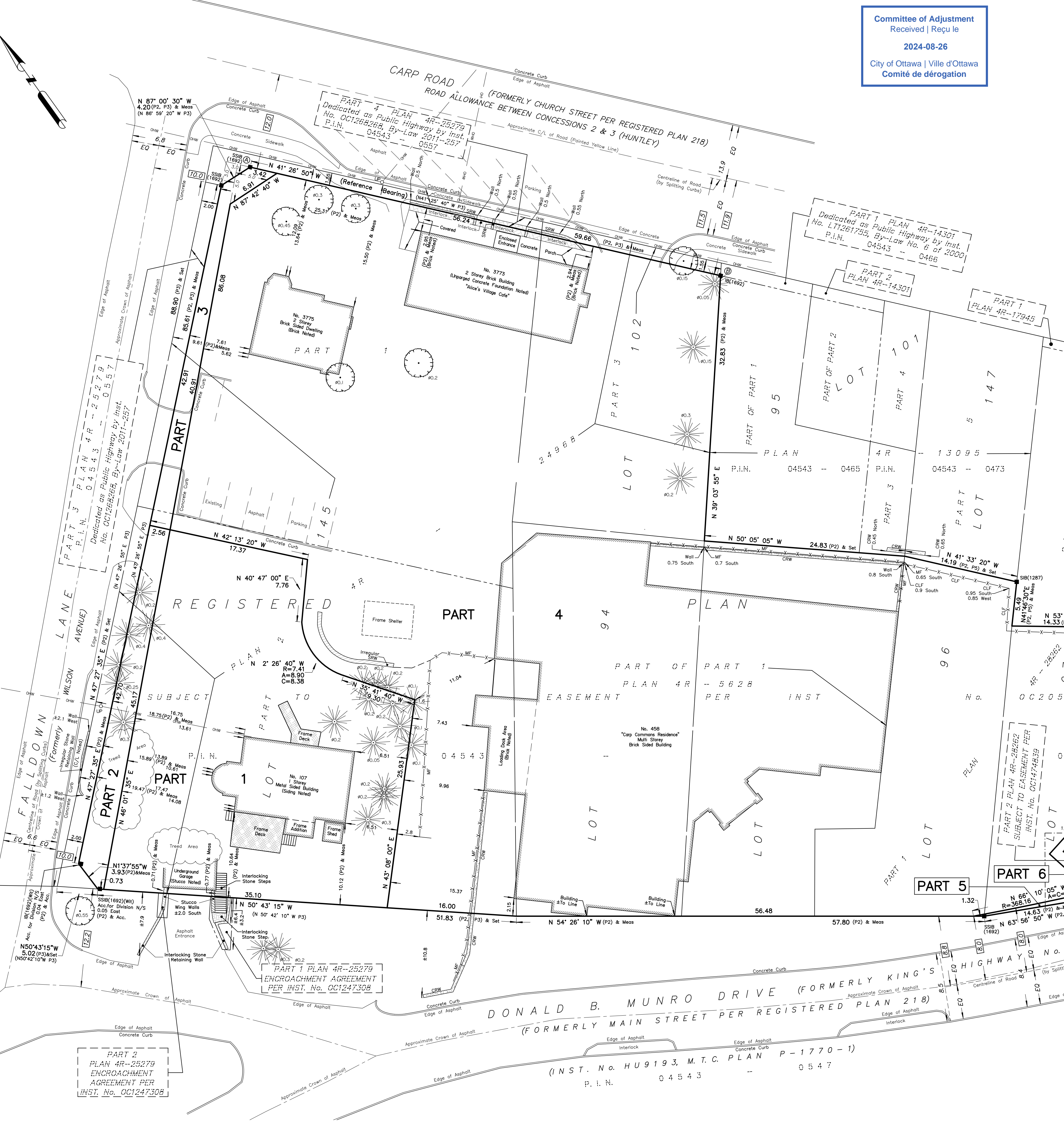
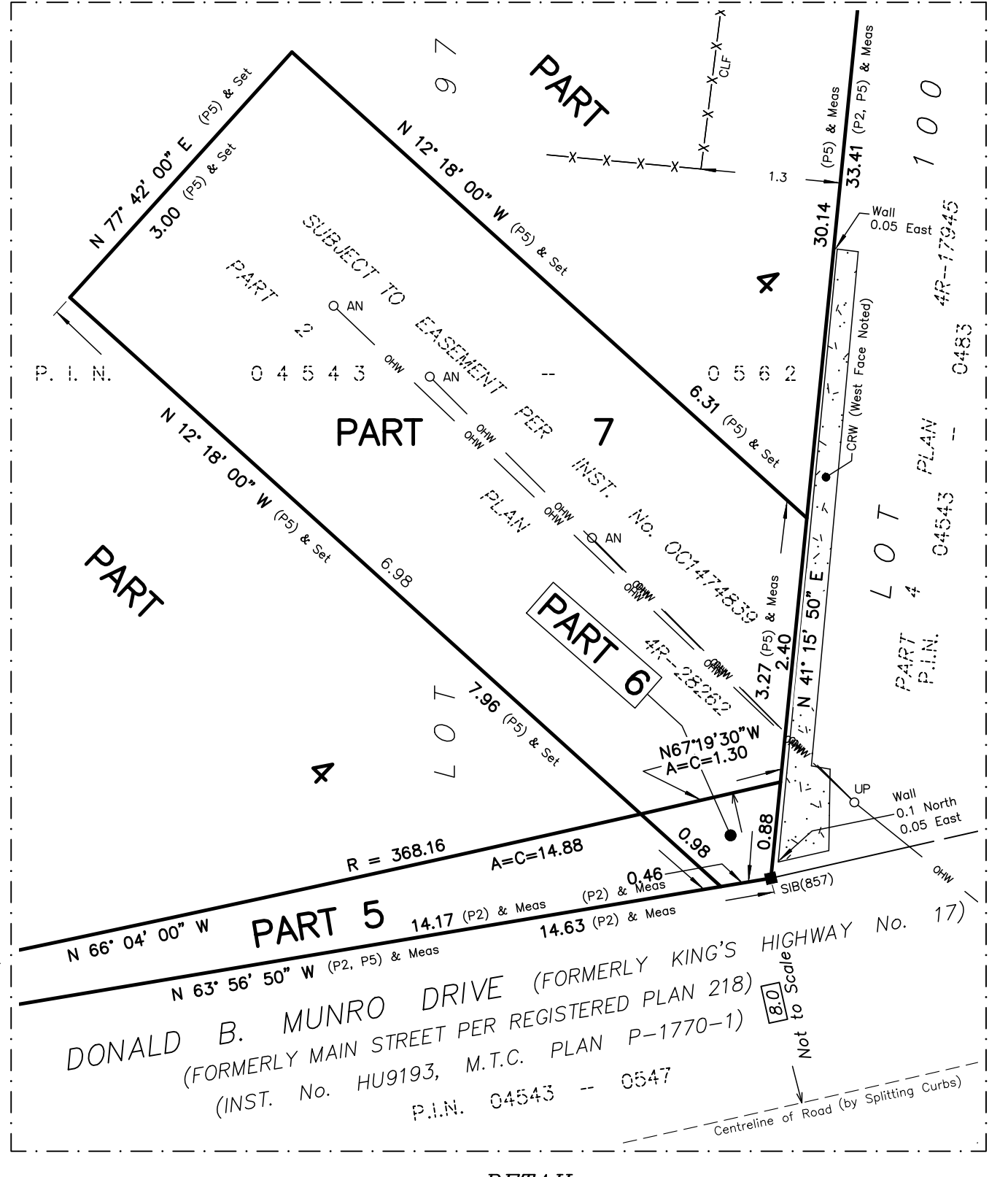
Surveyor's Certificate  
I certify that:  
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.  
2. The survey was completed on the \_\_\_ day of \_\_\_\_\_ 2024.

Date \_\_\_\_\_ Daniel Robinson  
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX

FARLEY, SMITH & DENIS SURVEYING LTD.

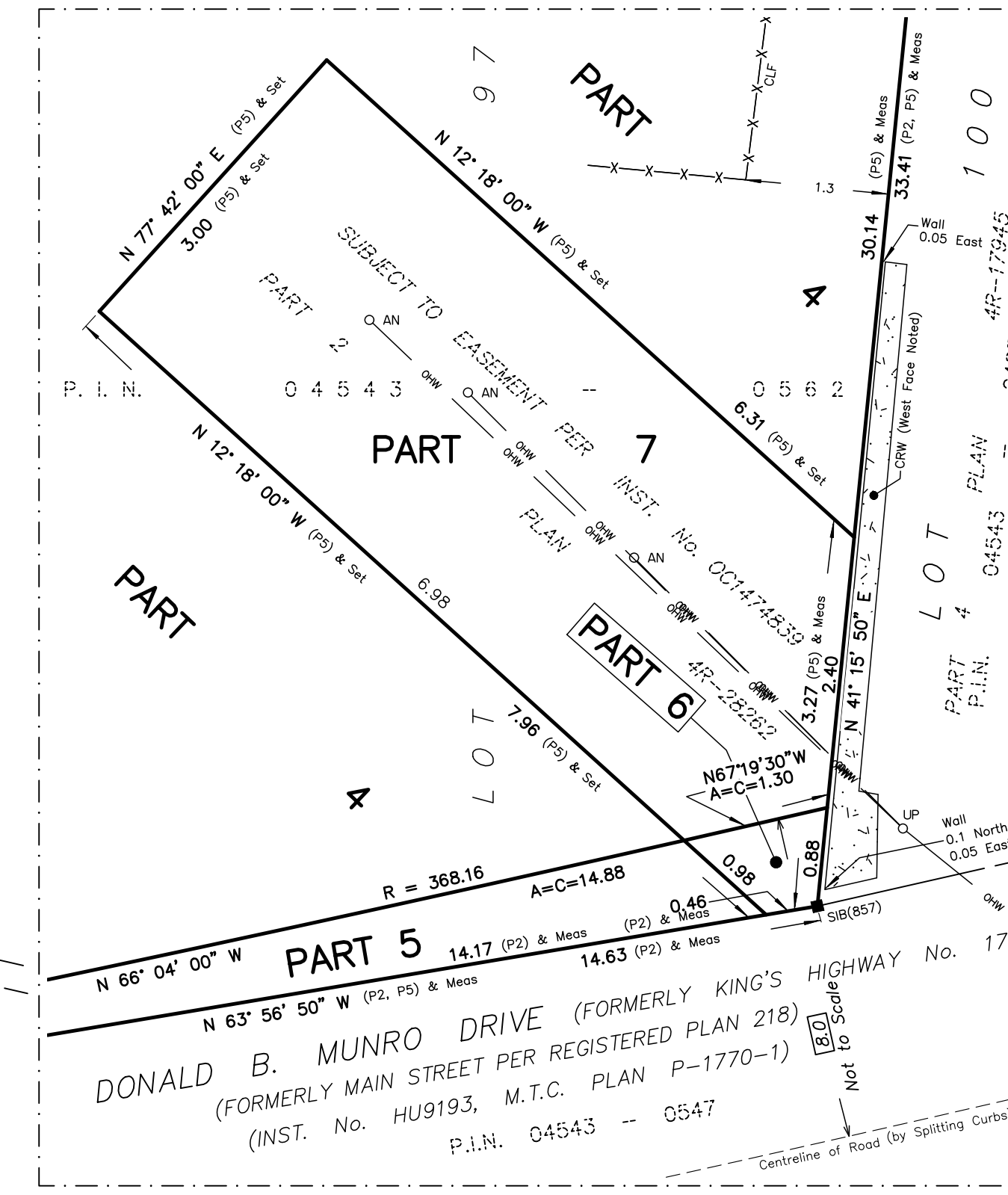
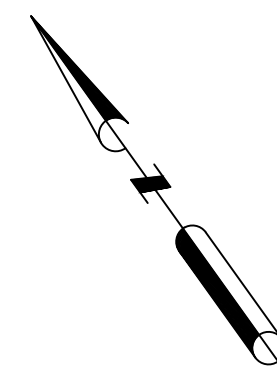
ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS  
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca





**Minor Variance Applications:**

- a) To permit a greater maximum front yard setback of 13.89 m, whereas the by-law requires a maximum of 3 m [Section 229, Table 229, Row c, Provision ii]
- b) To permit a greater maximum corner yard setback of 10.21 m, whereas the by-law requires a maximum of 4.5 m [Section 229, Table 229, Row d, Provision ii]



**Committee of Adjustment**  
 Received | Reçu le  
 2024-08-26  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. DATE: _____ DANIEL ROBINSON ONTARIO LAND SURVEYOR	<b>PLAN 4R-</b> RECEIVED AND DEPOSITED DATE: _____ REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.
---	--

SCHEDULE				
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PLAN OF SURVEY OF  
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**CITY OF OTTAWA**  
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 Scale 1:250  
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**Surveyor's Certificate**

I certify that:

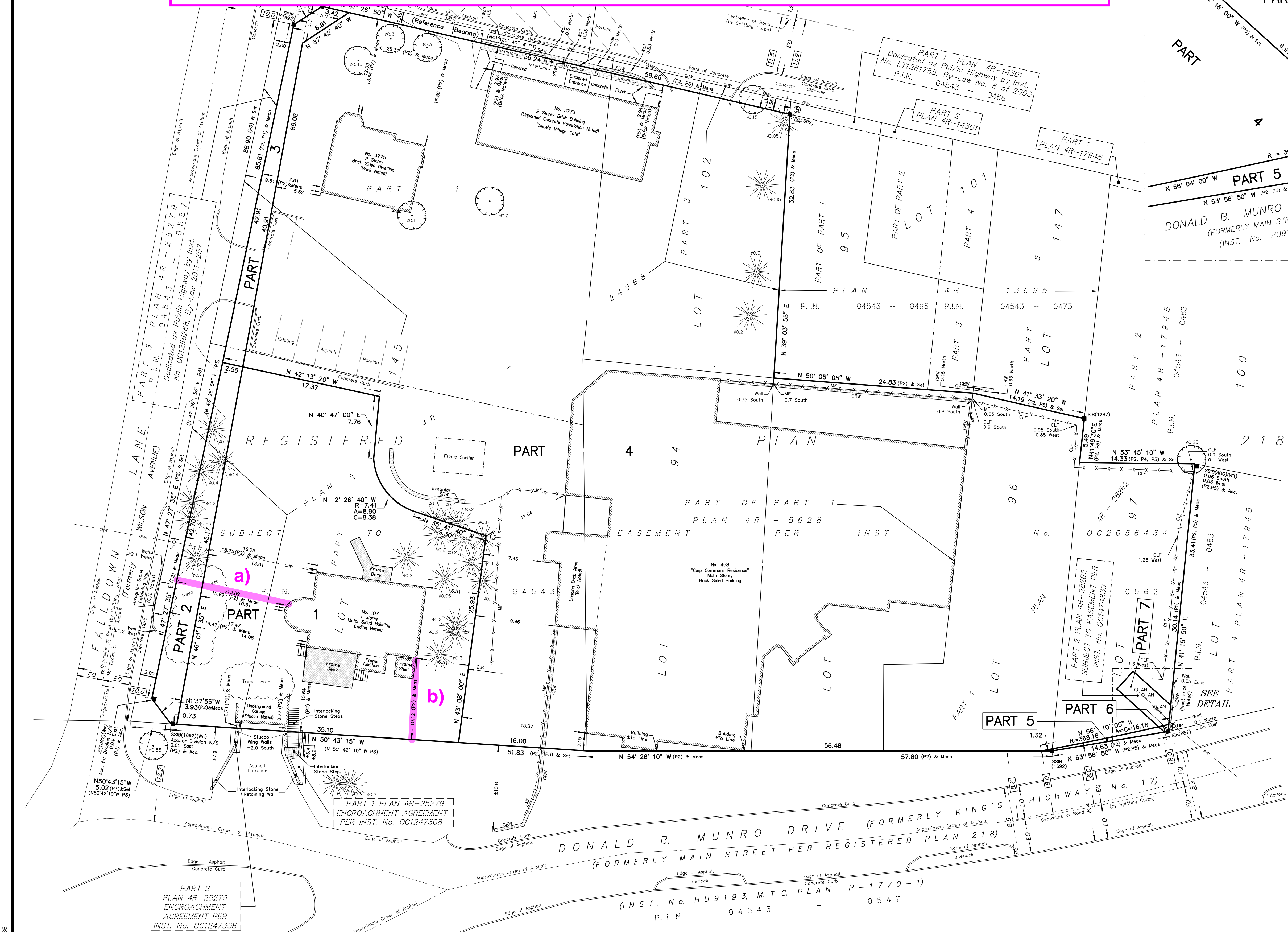
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Date: \_\_\_\_\_ Daniel Robinson  
 Ontario Land Surveyor

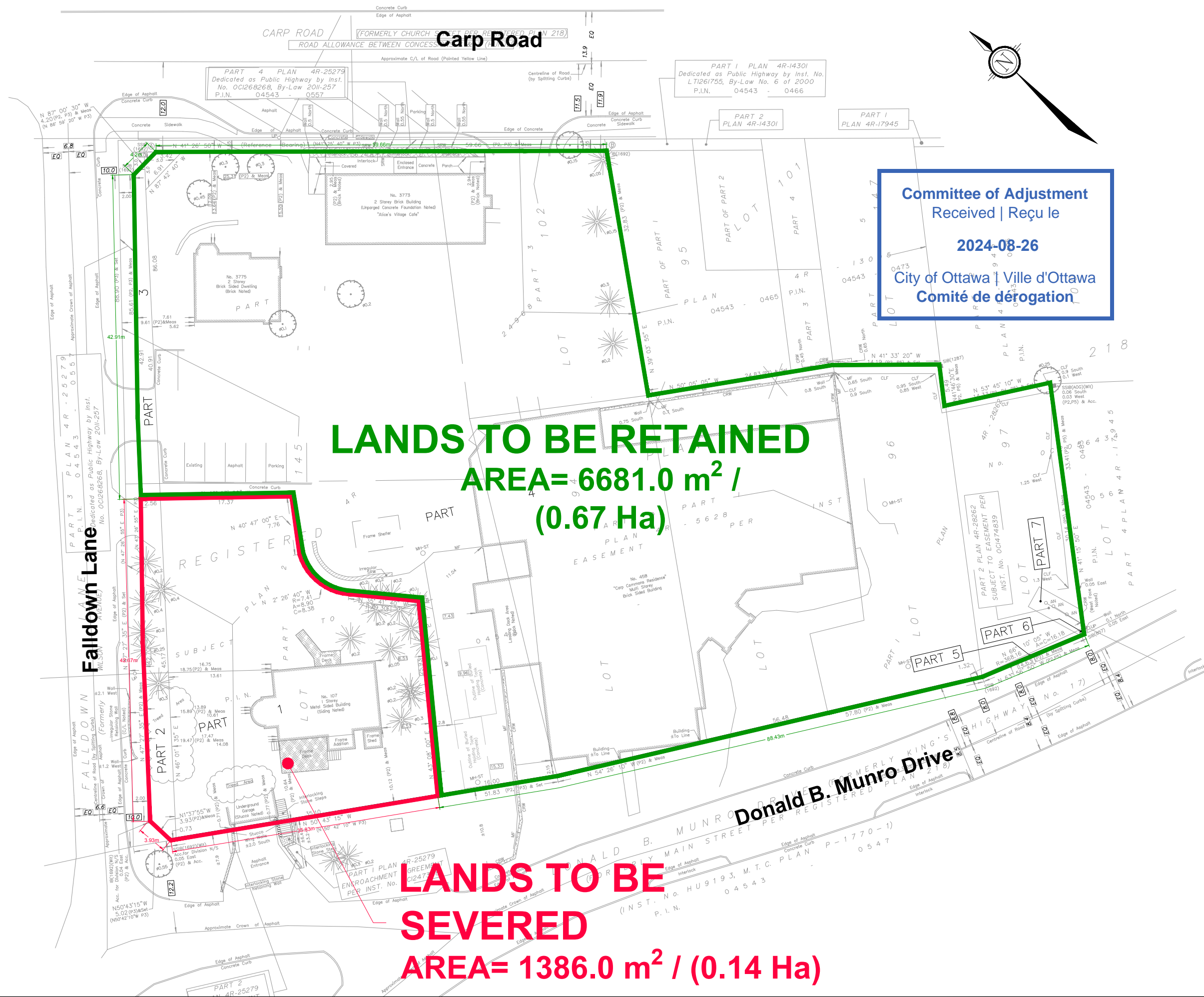
This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX

**Minor Variance Markup**  
 Prepared by Novatech  
 August 19, 2024  
 Novatech File No. 107153-06

**FARLEY, SMITH & DENIS SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 CANADA LAND SURVEYORS  
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
 TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca



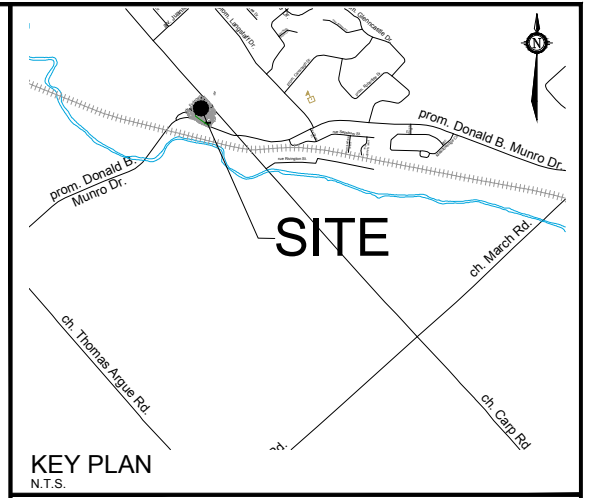
M:\2007\107153\CAD\Planning\figure107153-SEV-Revised.dwg, SEV 1, Aug 19, 2024 - 2:59pm, mparker



**LANDS TO BE RETAINED**  
 AREA= 6681.0 m<sup>2</sup> /  
 (0.67 Ha)

**LANDS TO BE SEVERED**  
 AREA= 1386.0 m<sup>2</sup> / (0.14 Ha)

Committee of Adjustment  
 Received | Reçu le  
 2024-08-26  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



# CONSENT APPLICATION

107 FALLDOWN LANE & 458 DONALD B. MUNRO DRIVE

LOTS 94, 96, 97 AND PART OF LOTS 95, 102 & 145  
 REGISTERED PLAN 218  
 Geographic Township of Huntley  
 CITY OF OTTAWA



No.	REVISION	DATE	BY
7.	ISSUED FOR SUBMISSION	AUG 19/24	MV
6.	ISSUED FOR COORDINATION	AUG 01/24	MV
5.	ISSUED TO CLIENT FOR REVIEW	AUG 01/24	MV
4.	ISSUED FOR COORDINATION	JUNE 25/24	MV
3.	ISSUED FOR COORDINATION	JUNE 21/24	MV
2.	UPDATED UNDERLYING LEGAL & BASE PLAN	MAY 27/24	MV
1.	ISSUED FOR PRE-APPLICATION CONSULTATION	NOV 02/23	MV

**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P6  
 Telephone: (613) 254-9643  
 Facsimile: (613) 254-5867  
 Website: www.novatech-eng.com

ISSUED  
 AUGUST, 2024  
 PROJECT No. 107153  
 DRAWING No. 107153-SEV

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent Application

Panel 3  
Tuesday, September 3, 2024  
9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive  
and by videoconference

**Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.**

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

*Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.*

**File No.:** D08-01-24/B-00138  
**Application:** Consent under section 53 of the *Planning Act*  
**Applicant:** 15669481 Canada Inc.  
**Property Address:** 1579 9th Line Road  
**Ward:** 20 - Osgoode  
**Legal Description:** Part of Lot 7, Concession 9 Geographic Township of Osgoode  
**Zoning:** AG  
**Zoning By-law:** 2008-250

### APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicant wants to subdivide their property into two separate parcels of land to create one new lot for a surplus farm dwelling.

## CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicant requires the Committee's consent to sever the land.

The severed land, shown on a sketch filed with the application, will have a frontage of 45 metres, a depth of 90 metres, and a lot area of 4,050 square metres. This parcel will contain the surplus farm dwelling and will be known municipally as 1587 9th Line Road.

The retained land, shown in green on said sketch, has a frontage of 67 metres on 9th Line Road, an irregular depth, and a lot area of 23,450 square metres. This parcel will contain the existing barn and be used for agricultural purposes. It will be known municipally as 1579 9<sup>th</sup> Line Road.

The subject property is not the subject of any other current application under the Planning Act.

## FIND OUT MORE ABOUT THE APPLICATION

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

## HOW TO PARTICIPATE

**Submit written or oral comments before the hearing:** Email your comments to [cofa@ottawa.ca](mailto:cofa@ottawa.ca) at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

**Register to Speak at the hearing at least 24 hours before** by contacting the Committee Coordinator at 613-580-2436 or at [cofa@ottawa.ca](mailto:cofa@ottawa.ca). You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

### **ALL SUBMITTED INFORMATION BECOMES PUBLIC**

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

### **COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: August, 16, 2024



*Ce document est également offert en français.*

**Committee of Adjustment**  
City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7  
[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)  
[cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
613-580-2436



**Comité de dérogation**  
Ville d'Ottawa  
101, promenade Centrepointe  
Ottawa ON K2G 5K7  
[Ottawa.ca/Comitedederogation](http://Ottawa.ca/Comitedederogation)  
[cded@ottawa.ca](mailto:cded@ottawa.ca)  
613-580-2436

## AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire de l'Ontario*

**Demande d'autorisation**

**Groupe 3**

**Mardi 3 septembre 2024**

**9 h**

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe, et par vidéoconférence**

**Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse indiquée ci-dessous reçoivent le présent avis afin d'avoir la possibilité de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.**

L'audience pourra être visionnée sur la chaîne [YouTube](#) du Comité de dérogation.

*Les participants pourront bénéficier d'une interprétation simultanée dans les deux langues officielles et de formats accessibles et d'aides à la communication pour toute question à l'ordre du jour s'ils en font la demande auprès du Comité au moins 72 heures à l'avance.*

**Dossier :** D08-01-24/B-00138  
**Demande :** Autorisation en vertu de l'article 53 de la *Loi sur l'aménagement du territoire*  
**Propriétaire/requérant :** 15669481 Canada Inc.  
**Adresse de la propriété :** 1579, chemin 9<sup>th</sup> Line  
**Quartier :** 20 – Osgoode  
**Description officielle :** Partie du lot 7, concession 9, canton géographique d'Osgoode  
**Zonage :** AG  
**Règlement de zonage :** 2008-250

### PROPOSITION DU REQUÉRANT ET OBJET DE LA DEMANDE :

Le requérant souhaite lotir sa propriété en deux parcelles distinctes afin de créer un nouveau lot pour une habitation agricole excédentaire.

## **AUTORISATION REQUISE :**

Le requérant sollicite l'autorisation du Comité en vue de morceler le terrain.

Le terrain disjoint est représenté sur un croquis joint à la demande. Il aura une façade de 45 mètres, une profondeur de 90 mètres et une superficie de 4 050 mètres carrés. Cette parcelle sera occupée par l'habitation agricole excédentaire et sera située au 1587, chemin 9th Line.

Le terrain conservé, indiqué sur ledit croquis, a une façade de 67 mètres sur le chemin 9<sup>th</sup> Line, une profondeur irrégulière et une superficie de 23 450 mètres carrés. Cette parcelle sera occupée par la grange existante et sera utilisée à des fins agricoles. Elle portera pour adresse municipale le 1579, chemin 9<sup>th</sup> Line.

La propriété en question ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

## **POUR EN SAVOIR PLUS SUR LA DEMANDE**

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris les **lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

## **COMMENT PARTICIPER**

**Présentez vos observations écrites ou orales avant l'audience :** Veuillez faire parvenir vos observations par courriel à [cded@ottawa.ca](mailto:cded@ottawa.ca) au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

**Inscrivez-vous au moins 24 heures à l'avance** en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à [cded@ottawa.ca](mailto:cded@ottawa.ca). Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

### **TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS**

Sachez que, conformément à la Loi sur l'aménagement du territoire, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agente ou agent, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

### **COMITÉ DE DÉROGATION**

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT le 16 août 2024



*This document is also available in English.*



**Committee of Adjustment**

City of Ottawa

101 Centrepointe Drive

Ottawa ON K2G 5K7

[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)

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**Comité de dérogation**

Ville d'Ottawa

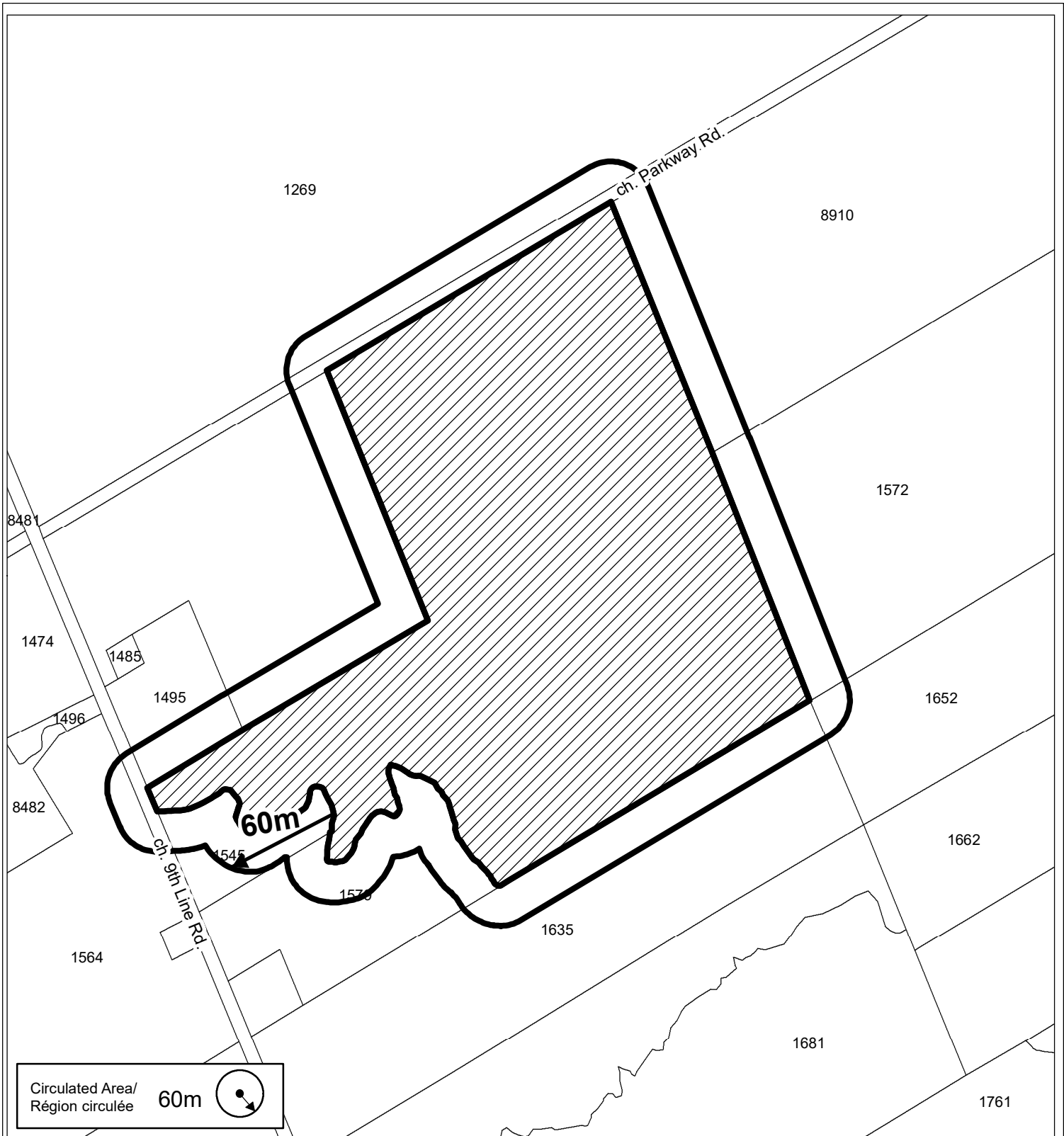
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 **Committee of Adjustment**  
**Comité de dérogation**

**CIRCULATION MAP /**  
**PLAN DE CIRCULATION**

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All rights reserved. May not be produced without permission  
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Enterprises Inc.  
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit  
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE



**SUBJECT LAND / TERRE EN QUESTION**

**1579 ch. 9th Line Road**



**NOT TO SCALE**  
**NON À L'ÉCHELLE**

15669481 Canada Inc.  
1579 9<sup>th</sup> Line Road  
Metcalf, Ontario, K0A 2P0  
80fifthavenue@gmail.com  
613-402-7495  
July 25, 2024

Committee of Adjustment  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

Dear Members of the Committee of Adjustment,

**Re: Severance Application for 1579 9th Line Road, Metcalfe, ON K0A 2P0**

We are writing to formally submit a severance application for the property located at 1579 9th Line Road, Metcalfe, ON K0A 2P0. The purpose of this application is to sever the existing parcel into 2 separate lots to sever the existing dwelling from the farmland.

The details of the severance are as follows:

**1. Description of the Property:**

- Current Zoning:
- Lot Size: 17.79 Acres
- Proposed Lot Sizes:
  - Severed Lot Size: 1.00 Acre
  - Retained Lot Size: 16.79 Acres

**2. Purpose of the Severance:**

- The purpose of this severance application is creating a farm-related surplus farm residence. The goal is to sever the existing dwelling on the property from the farmland and farm activities. The current owners of the farm are no longer using the existing dwelling. We are severing this land in a square, similar to the neighboring property. The severed property does not encroach on any tillable land from the existing farm, the severed parcel will be the minimum size to not take up any additional farmland.

**3. Compliance with Official Plan and Zoning By-Laws:**

- The proposed severance complies with the City of Ottawa's Official Plan and Zoning By-Laws. It supports the goals of maintaining the zoning designation as AG – Agricultural zone under Zoning By-Law #2008-250

**4. Supporting Documents:**

- Completed Severance Application Form
- Draft Plan
- Parcel Abstract Page
- Rural Consent Application Form

**5. Consultations and Community Support:**

- We have consulted with the Development Information Officer and City Planner that have provided us with the support to proceed with our application.

The proposed severance aligns with the City of Ottawa's strategic objectives for growth and development in the Metcalfe area. It will contribute positively to the community by creating additional housing without compromising any farming land. The owner is currently in progress of receiving their Farm Registration number, the application is filed and currently under 1<sup>st</sup> year exemption.

We respectfully request that the Committee of Adjustment consider this application for approval. I am available to discuss any aspects of the application or provide further information as required.

Thank you for your time and consideration.

Vincent Carbonneau  
Principal – Modern Consulting LLC

Committee of Adjustment  
Received | Reçu le

2024-07-26

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

FILE # J - 059 05

PLAN 4R-20370

RECEIVED AND DEPOSITED

June 22 2006

R. MATTA Ass't. Dep.

LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
OTTAWA CARLETON # 4

REQUIRE THIS PLAN TO  
BE DEPOSITED UNDER  
"THE LAND TITLES ACT"

June 21<sup>ST</sup> 2006

W. J. JOHNSTON

ONTARIO LAND SURVEYOR  
WINCHESTER, ONTARIO

SCHEDULE OF PARTS

PART	PART OF LOT	CON	AREA	P.I.N.
1	7	9	7.2 ± ha	04322-0227 (LT)
2	7	9	0.4 ± ha	04322-0227 (LT)

NOTE: PARTS 1 AND 2 ARE PART OF P.I.N. 04322-0227(LT).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
- THE SURVEY WAS COMPLETED ON THE 14<sup>TH</sup> DAY OF JUNE 2006

June 17<sup>th</sup> 2006  
DATED  
W. J. JOHNSTON  
ONTARIO LAND SURVEYOR  
WINCHESTER, ONTARIO

NOTES...

- ROUND STANDARD IRON BARS 25mm Diam. x 1.22m SHOWN #SIB
- ROUND IRON BARS 15mm Diam. x 610mm SHOWN #IB
- STANDARD IRON BARS 25mm x 1.22m SHOWN #SIB
- IRON BARS 15mm x 610mm SHOWN #IB
- #IT DENOTES WITNESS
- #E DENOTES EVIDENCE FOUND
- #P DENOTES PLANTED
- FENCES SHOWN THIS X X X X X
- ALL TIES TO WATER'S EDGE ARE AT 90° FROM TRAVERSE LINES UNLESS OTHERWISE INDICATED.

BEARING REFERENCE...

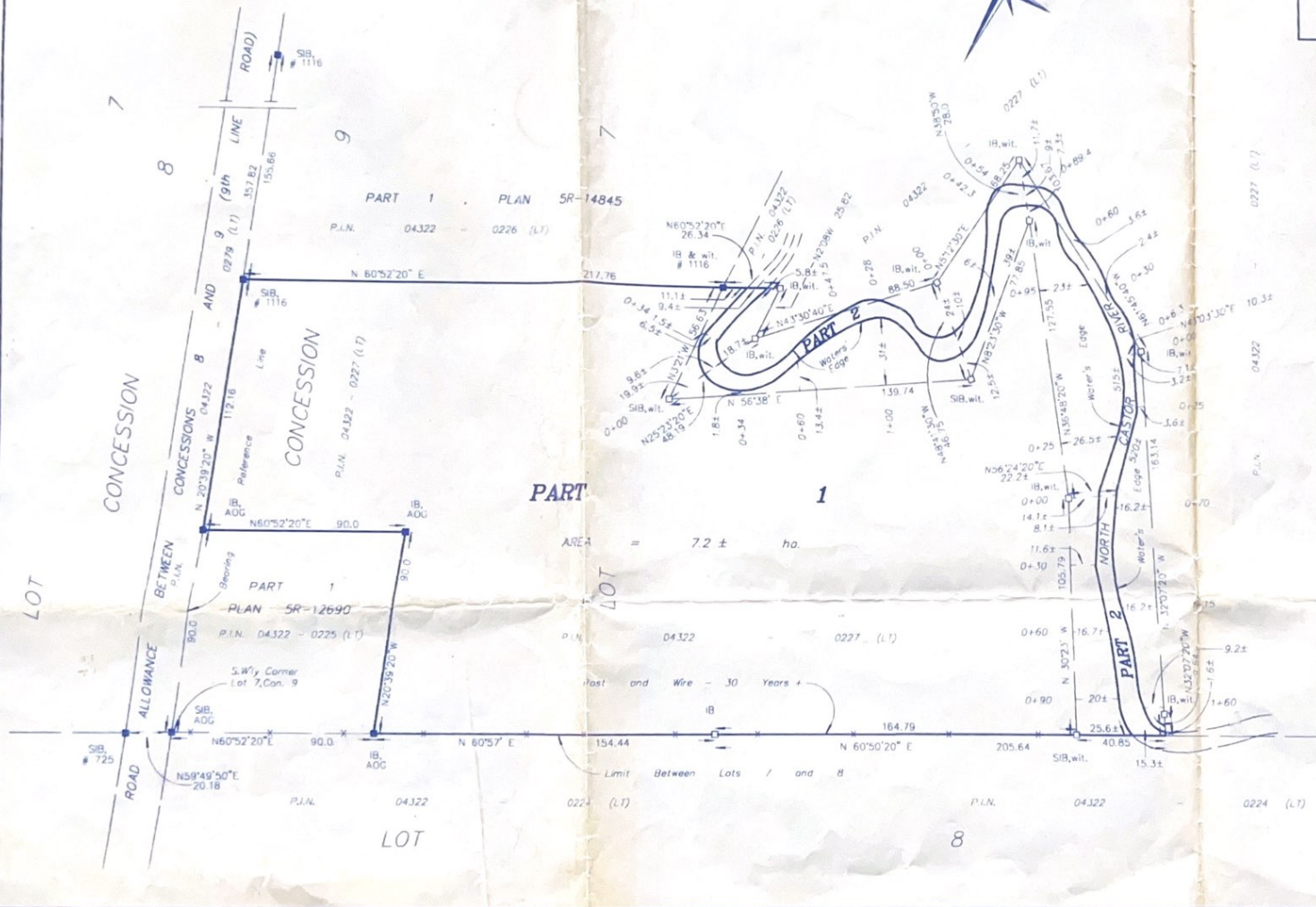
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF THE CONCESSION ROAD ALLOWANCE, ACCORDING TO PLAN SR-14848, BETWEEN MONUMENTS FOUND, THE BEARING BEING N 20° 39' 20" W

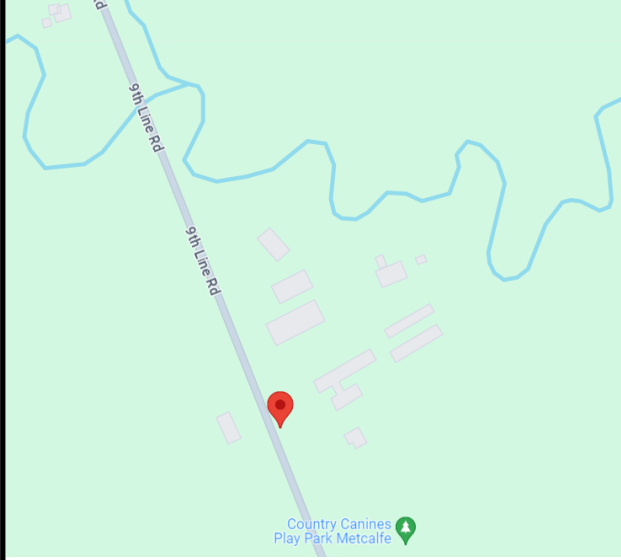
FROM THE OFFICE OF  
W. J. JOHNSTON SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
WINCHESTER, ONTARIO

PLAN OF SURVEY OF  
PART W 1/2 LOT 7  
CONCESSION 9  
GEOGRAPHIC TOWNSHIP OF OSGOODE  
NOW CITY OF OTTAWA  
SCALE 1 : 1800  
2005  
W. J. JOHNSTON, O.L.S.



METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048





# Severance Application

1579 9TH LINE ROAD

PART OF LOT 7  
CONCESSION 9  
CITY OF OTTAWA



ISSUED  
July 2024

PROJECT No.  
012024

DRAWINGS No.  
012024-SEV

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Minor Variance Application

Panel 3

Tuesday, September 3, 2024

9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive  
and by videoconference

**Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.**

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

*Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.*

**File Nos.:** D08-02-24/A-00048  
**Application(s):** Minor Variance under section 45 of the *Planning Act*  
**Owner)/Applicant(s):** Michael Faw, Susan Faw, Kieran Faw, Jerome Racine  
**Property Address:** 6051 Herberts Corners Road  
**Ward:** 20 - Osgoode  
**Legal Description:** Part of Lot 14, Concession 2, Geographic Township of Osgoode  
**Zoning:** RU  
**Zoning By-law:** 2008-250

### APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicants want to construct a coach house with an attached garage, as shown on the plans filed with the application.

### REQUESTED VARIANCES:

The Owners require the Committee's authorization for minor variances from the Zoning By-law as follows:

- a) To permit an increased building footprint for a coach house of 68% of the principal dwelling (187.25 square metres), whereas the Zoning By-law permits a maximum building footprint of a coach house to be 40% (110.28 square metres) of the principal dwelling.
- b) To permit a driveway for a coach house, whereas the By-law only permits a driveway for a coach house on a corner lot which does not contain a driveway for the principal dwelling unit.

The subject property is not the subject of any other current application under the *Planning Act*.

If you do not participate in the hearing, it may proceed in your absence, and you will not receive any further notice of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, submit a written request to the Committee.

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

### **ALL SUBMITTED INFORMATION BECOMES PUBLIC**

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

### **HOW TO PARTICIPATE**

**Submit written or oral comments before the hearing:** Email your comments to [cofa@ottawa.ca](mailto:cofa@ottawa.ca) at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

**Register to Speak at the hearing at least 24 hours before** by contacting the Committee Coordinator at 613-580-2436 or at [cofa@ottawa.ca](mailto:cofa@ottawa.ca). You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.



## COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consents to sever land and minor variances from the zoning requirements.

DATED: August 16, 2024



*Ce document est également offert en français.*

**Committee of Adjustment**  
City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7  
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)  
[cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
613-580-2436



**Comité de dérogation**  
Ville d'Ottawa  
101, promenade Centrepointe  
Ottawa ON K2G 5K7  
[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)  
[cded@ottawa.ca](mailto:cded@ottawa.ca)  
613-580-2436

## AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire de l'Ontario*

### Demande de dérogations mineures

#### Groupe 3

Mardi 20 août 2024

9 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe, et par vidéoconférence

**Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse indiquée ci-dessous reçoivent le présent avis afin d'avoir la possibilité de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.**

L'audience pourra être visionnée sur la chaîne [YouTube](#) du Comité de dérogation.

*Les participants pourront bénéficier d'une interprétation simultanée dans les deux langues officielles et de formats accessibles et d'aides à la communication pour toute question à l'ordre du jour s'ils en font la demande auprès du Comité au moins 72 heures à l'avance.*

**Dossier :** D08-02-24/A-00048  
**Demande :** Dérogations mineures en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*  
**Propriétaires/requérants :** Michael Faw, Susan Faw, Kieran Faw et Jérôme Racine  
**Adresse de la propriété :** 6051, chemin Herberts Corners  
**Quartier :** 20 – Osgoode  
**Description officielle :** Partie du lot 14, concession 2  
**Zonage :** RU  
**Règlement de zonage :** 2008-250

#### PROPOSITION DES REQUÉRANTS ET OBJET DE LA DEMANDE :

Les requérants souhaitent construire une annexe résidentielle assortie d'un garage attenant, conformément aux plans déposés auprès du Comité.

## DÉROGATIONS DEMANDÉES :

Les propriétaires demandent au Comité d'accorder les dérogations mineures au Règlement de zonage décrites ci-après :

- a) Permettre une augmentation de la superficie au sol d'une annexe résidentielle correspondant à 68 pour cent de celle du logement principal (187,25 mètres carrés), alors que le règlement stipule que la superficie au sol d'une annexe résidentielle doit correspondre au maximum à 40 pour cent (110,28 mètres carrés) de celle du logement principal.
- b) Permettre une entrée privée pour une annexe résidentielle, alors que le règlement n'autorise une entrée privée que pour une annexe résidentielle occupant un lot d'angle dont le logement principal ne dispose pas d'entrée privée.

La propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

## POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris les **lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

## COMMENT PARTICIPER

**Présentez vos observations écrites ou orales avant l'audience :** Veuillez faire parvenir vos observations par courriel à [cded@ottawa.ca](mailto:cded@ottawa.ca) au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

**Inscrivez-vous au moins 24 heures à l'avance** en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à [cded@ottawa.ca](mailto:cded@ottawa.ca). Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

### **TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS**

Sachez que, conformément à la Loi sur l'aménagement du territoire, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agente ou agent, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

### **COMITÉ DE DÉROGATION**

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT le 2 août 2024



*This document is also available in English.*

**Committee of Adjustment**

City of Ottawa

101 Centrepointe Drive

Ottawa ON K2G 5K7

[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)

[cofa@ottawa.ca](mailto:cofa@ottawa.ca)

613-580-2436



**Comité de dérogation**

Ville d'Ottawa

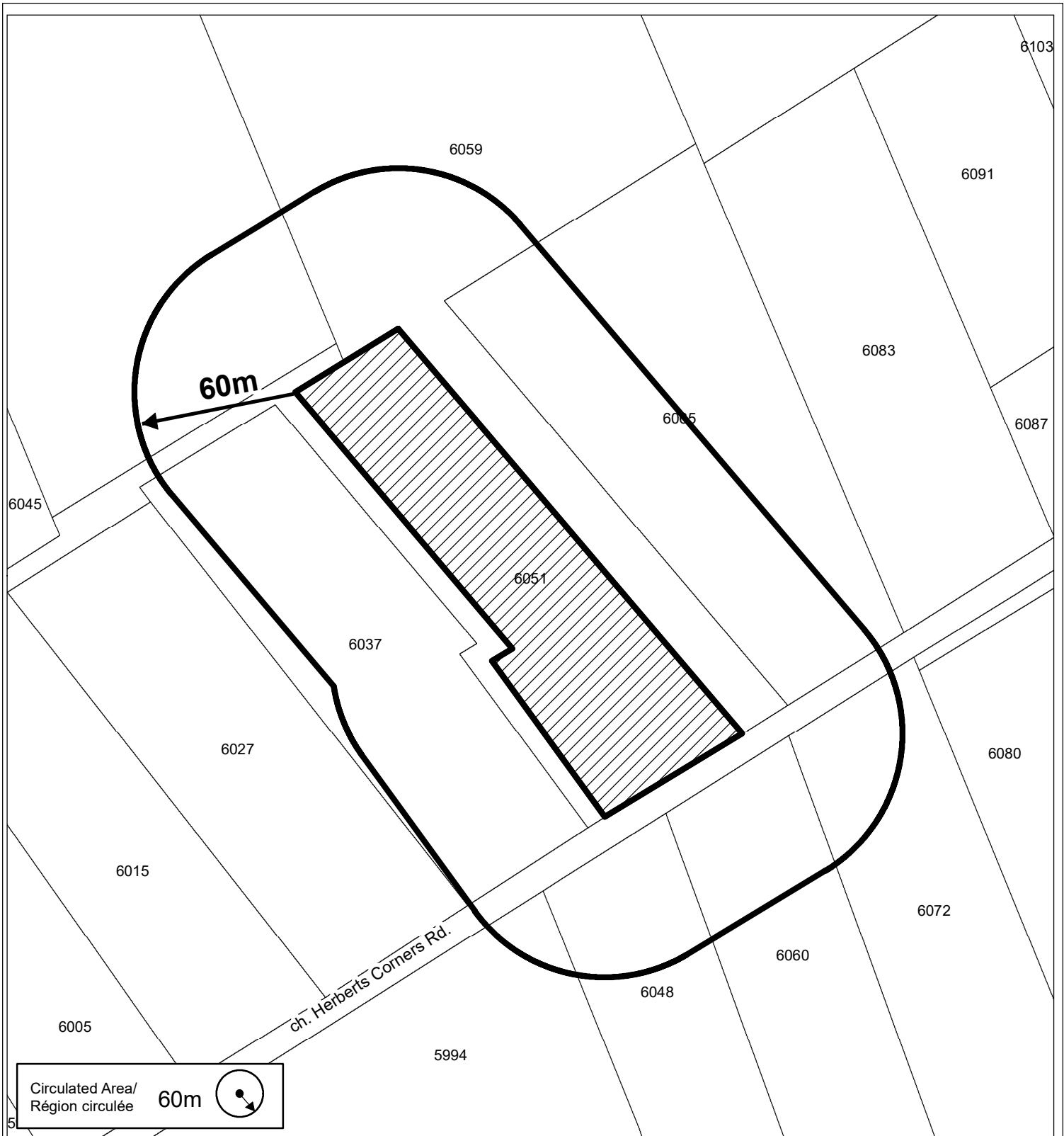
101, promenade Centrepointe

Ottawa ON K2G 5K7

[Ottawa.ca/Comitedederogation](http://Ottawa.ca/Comitedederogation)

[cded@ottawa.ca](mailto:cded@ottawa.ca)

613-580-2436



**Committee of Adjustment  
Comité de dérogation**

**CIRCULATION MAP /  
PLAN DE CIRCULATION**

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**SUBJECT LAND / TERRE EN QUESTION**

**6051 ch. Herberts Corners Rd.**



**NOT TO SCALE  
NON À L'ÉCHELLE**

This document is presented in the language it was provided.  
Ce document est présenté dans la langue dans laquelle il a été fourni.

Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : 2024-07-15

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

## **Faw Family Coach House Build Proposal Project description**

To the Committee of adjustment  
City of Ottawa  
Attn. Michelle Bellemare

Our proposal is to infill on our property located at 6051 Herberts Corners Road in Greely with a Coach House. The property is approximately 2.5 acres, zoned RU Residential. We are well removed from our neighbours' buildings and host many trees. (We are very keen to NOT remove trees where it can be avoided.)

Our variances are minor when considered in the scope of our location and specific property. There are 2.

The variances:

- (1) The proposed Coach House is approx. 187.25 sq/m, single story bungalow, with basement, and garage. This exceeds the allowed footprint for a coach house relative to the principal dwelling.
- (2) A driveway from the municipal road to the Coach House (3) garage is necessary due to the distance. Both the driveway and garage are outside the defined coach house description.

We are also constructing to meet netZero guidelines and will be installing solar power generation on the roof of the house and garage. The area of the combined house and garage roof is required to provide adequate solar panel array to meet netZero designs.

We are to be sharing a well with the main house and will have a separate septic bed. Septic grading info attached. A site plan drawing for our property and the construction is also attached.

We believe this to be both desirable and appropriate use of the land.

With the approval of the requested variances to meet our NetZero, senior accessible bungalow build, the general intent and purpose of the Official Plan is being maintained.

The general intent and purpose of the by-law is being respected, interpreted to meet our project specific needs.

Mike Faw  
6051 Herberts Corners Road  
Greely, On. K4P1H3

05/29/2024

DRAWING NUMBER: 230261-GR

- CONSTRUCTION NOTES:**
- All dimensions and elevations are in metres. Do not scale drawing.
  - This drawing is not a legal survey, a utility plan or a site plan and is for grading purposes only.
  - TBM = Twin nails in utility pole. Elevation = 97.58 metres.
  - This drawing cannot be accepted as acknowledging all of the utilities, and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
  - This drawing is not for construction until approved by the relevant authorities.
  - Contractor is responsible for location and protection of utilities.
  - Top of Foundation (TOF) elevation and Underside of Footing (USF) elevation for dwelling are as shown on drawing.
  - Finished grade around dwelling to be as shown.
  - Maximum allowable slope on site is 3H:1V. Finished grade to slope away from house at all sides at a minimum of 2%, and a maximum of 7%. Maximum slope away from septic system area is 4H:1V.
  - All dimensions to be verified on site by contractor prior to construction.
  - Client is responsible for acquiring all necessary permits.
  - The proposed grades have been set and verified for site grading control only. The grade raise at the house location should be verified with regard to subsurface conditions by qualified geotechnical personnel after completion of the excavation.
  - The underside of footing elevation may not have accounted for actual ground water conditions at the exact house location and should be verified by qualified geotechnical personnel upon completion of the excavation.
  - A geotechnical engineer should be retained to provide geotechnical recommendations with respect to the subgrade conditions prior to footing installation.
  - Frost protection will be required for the foundation footing where the soil cover over the underside of footing is less than 1.52 metres.
  - Any changes made to this plan must be verified and approved by Kollaard Associates Inc.

REV.	NAME	DATE	DESCRIPTION
2.	NR	MAY 1/24	REVISED SEPTIC LOCATION
1.	AKM	OCT 11/23	REVISED SEPTIC LOCATION

**Kollaard Associates**  
Engineers  
(613) 860-0923

210 PRESCOTT STREET  
PO BOX 189  
KEMPTVILLE ONTARIO  
K0G 1J0

FAX (613) 258-0475  
www.kollaard.ca  
info@kollaard.ca

CLIENT: JOE BUCKLEY CONSULTING

OWNER: MICHAEL K. FAW

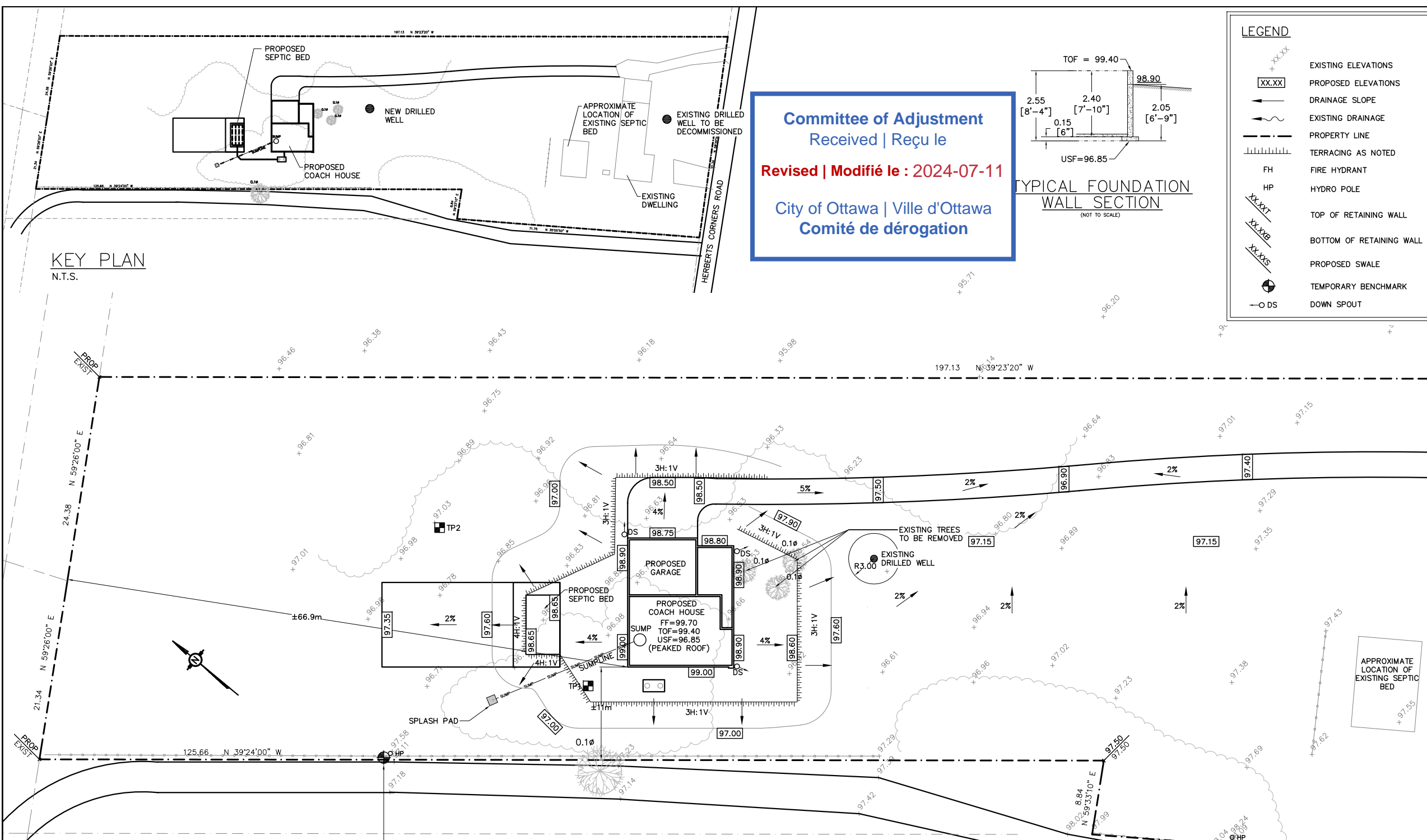
DRAWING: GRADING PLAN FOR COACH HOUSE

LOCATION:  
6051 HERBERTS CORNERS ROAD  
LOT 14, CONC. 2,  
OSGOODE,  
CITY OF OTTAWA, ONTARIO

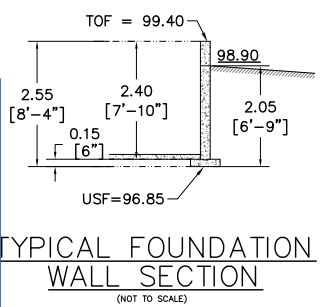
DESIGNED BY: NR DATE: JUL 5, 2023

DRAWN BY: NR SCALE: 1:500

KOLLAARD FILE NUMBER: 230261



**Committee of Adjustment**  
 Received | Reçu le  
**Revised | Modifié le : 2024-07-11**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



**LEGEND**

	EXISTING ELEVATIONS
	PROPOSED ELEVATIONS
	DRAINAGE SLOPE
	EXISTING DRAINAGE
	PROPERTY LINE
	TERRACING AS NOTED
	FH
	HP
	TOP OF RETAINING WALL
	BOTTOM OF RETAINING WALL
	PROPOSED SWALE
	TEMPORARY BENCHMARK
	DS

**KEY PLAN**  
N.T.S.

TBM = TWIN NAILS IN UTILITY POLE. ELEVATION = 97.58 METRES.

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL APPROVED BY THE RELEVANT AUTHORITIES

PROPERTY BOUNDARY TAKEN FROM GEOTTAWA GIS MAPPING. CONTRACTOR TO VERIFY DISTANCE TO PROPERTY LINES PRIOR TO CONSTRUCTION

\* THIS GRADING PLAN IS NOT A SITE PLAN. BUILDING LOCATION AS PER SITE PLAN/SKETCH PROVIDED BY CLIENT/DESIGNER

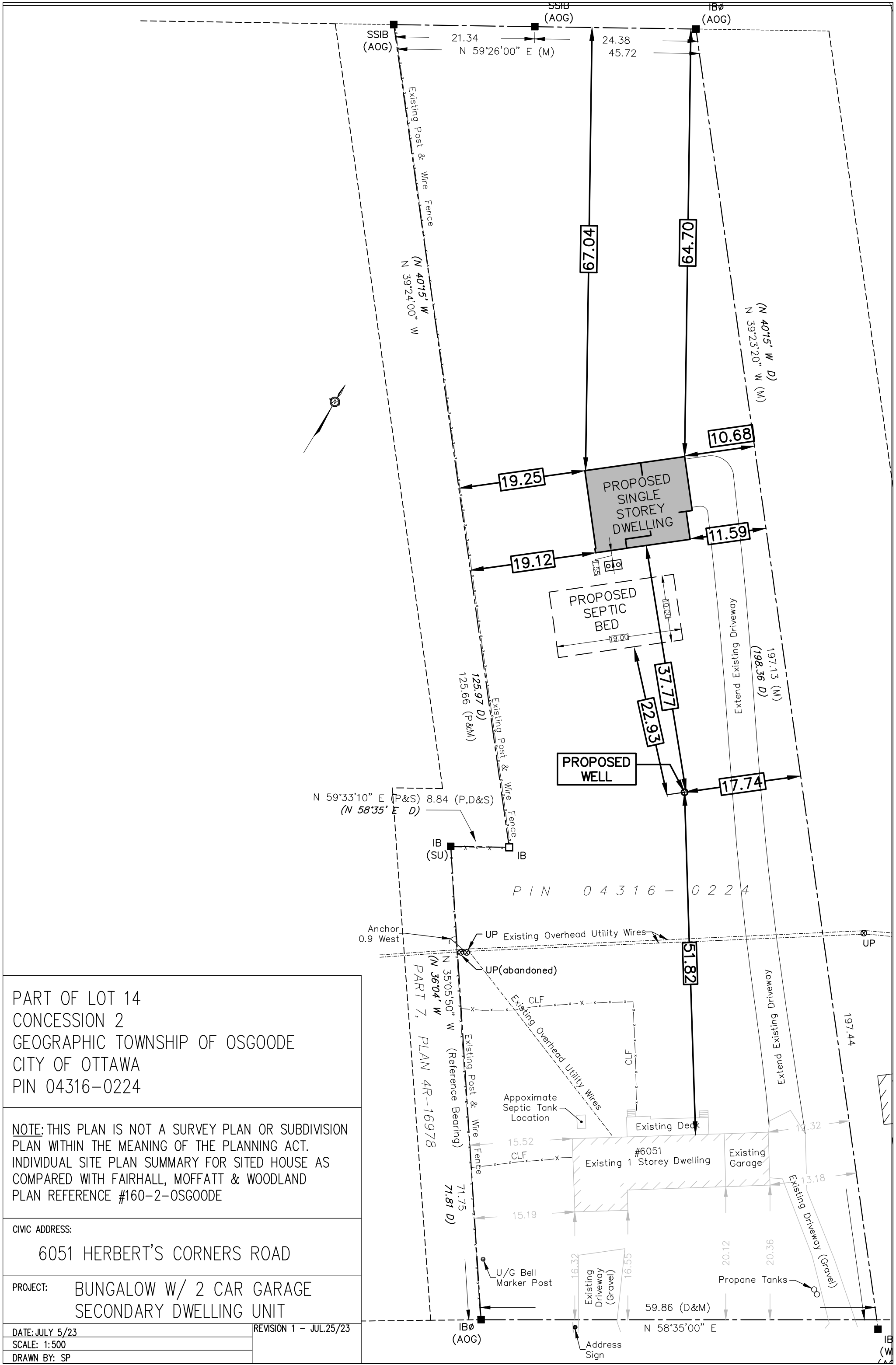
\* CLIENT IS RESPONSIBLE TO ENSURE BUILDING LOCATION MEETS MUNICIPAL ZONING BY-LAWS

\* KOLLAARD ASSOCIATES ACCEPTS NO RESPONSIBILITY IF THE GRADING PLAN IS USED FOR PURPOSES OTHER THAN LOT GRADING

\* DIMENSIONS ARE INCLUDED ON THE GRADING PLAN AS A COURTESY AND ARE NOT TO BE USED FOR LAYOUT







PART OF LOT 14  
 CONCESSION 2  
 GEOGRAPHIC TOWNSHIP OF OSGOODE  
 CITY OF OTTAWA  
 PIN 04316-0224

NOTE: THIS PLAN IS NOT A SURVEY PLAN OR SUBDIVISION PLAN WITHIN THE MEANING OF THE PLANNING ACT. INDIVIDUAL SITE PLAN SUMMARY FOR SITED HOUSE AS COMPARED WITH FAIRHALL, MOFFATT & WOODLAND PLAN REFERENCE #160-2-OSGOODE

CIVIC ADDRESS:  
 6051 HERBERT'S CORNERS ROAD

PROJECT: BUNGALOW W/ 2 CAR GARAGE  
 SECONDARY DWELLING UNIT

DATE: JULY 5/23  
 SCALE: 1:500  
 DRAWN BY: SP

REVISION 1 - JUL.25/23

P I N 0 4 3 1 6 - 0 2 2 4

PART 7, PLAN 4R-16978

N 35°05'50" W (Reference Bearing)  
 71.75 (D)

N 59°33'10" E (P&S) 8.84 (P,D&S)  
 (N 58°35' E D)

N 40°15' W (D)  
 N 39°24'00" W

N 40°15' W (D)  
 N 39°23'20" W (M)

Extend Existing Driveway  
 197.13 (M)  
 (198.36 D)

Extend Existing Driveway  
 197.44

Extend Existing Driveway (Gravel)  
 13.18

Existing Post & Wire Fence  
 125.97 (D)  
 125.66 (P&M)

Existing Post & Wire Fence  
 71.75 (D)

N 58°35'00" E

PROPOSED SINGLE STOREY DWELLING

PROPOSED SEPTIC BED

PROPOSED WELL

Existing #6051 1 Storey Dwelling

Existing Garage

Existing Deck

Approximate Septic Tank Location

U/G Bell Marker Post

Address Sign

Propane Tanks

Anchor 0.9 West

UP Existing Overhead Utility Wires

UP(abandoned)

Existing CLF

Existing CLF

Existing CLF

Existing CLF

Existing CLF

Existing CLF

Existing CLF

Existing CLF

Existing CLF

Existing CLF

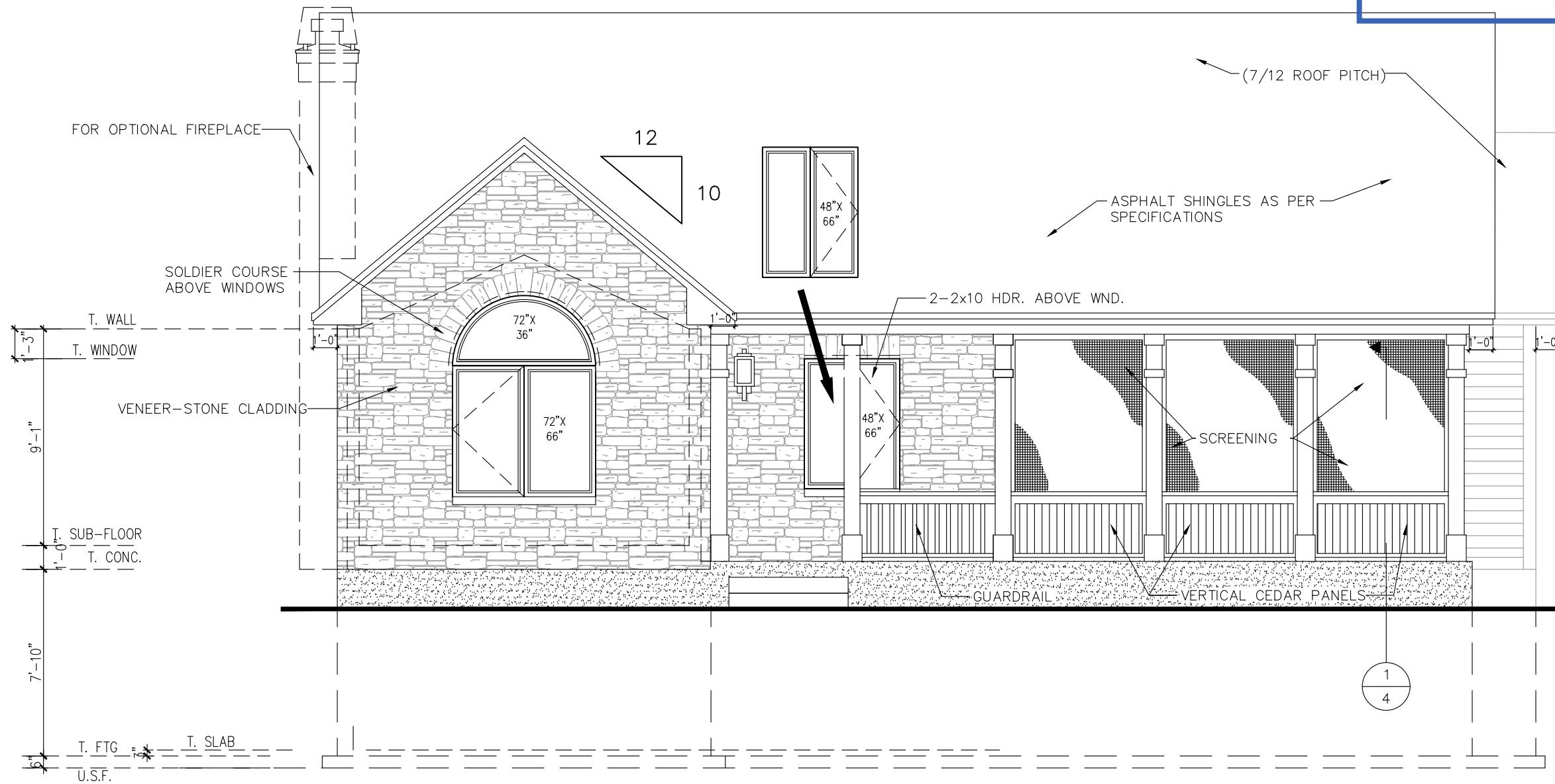
Existing CLF

Existing CLF

Existing CLF

Existing CLF

**Committee of Adjustment**  
 Received | Reçu le  
**Revised | Modifié le : 2024-07-11**  
 City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**



**FRONT ELEVATION**  
 SCALE: 3/16" = 1'-0"

**SHEET TITLE**  
**FRONT ELEVATION**

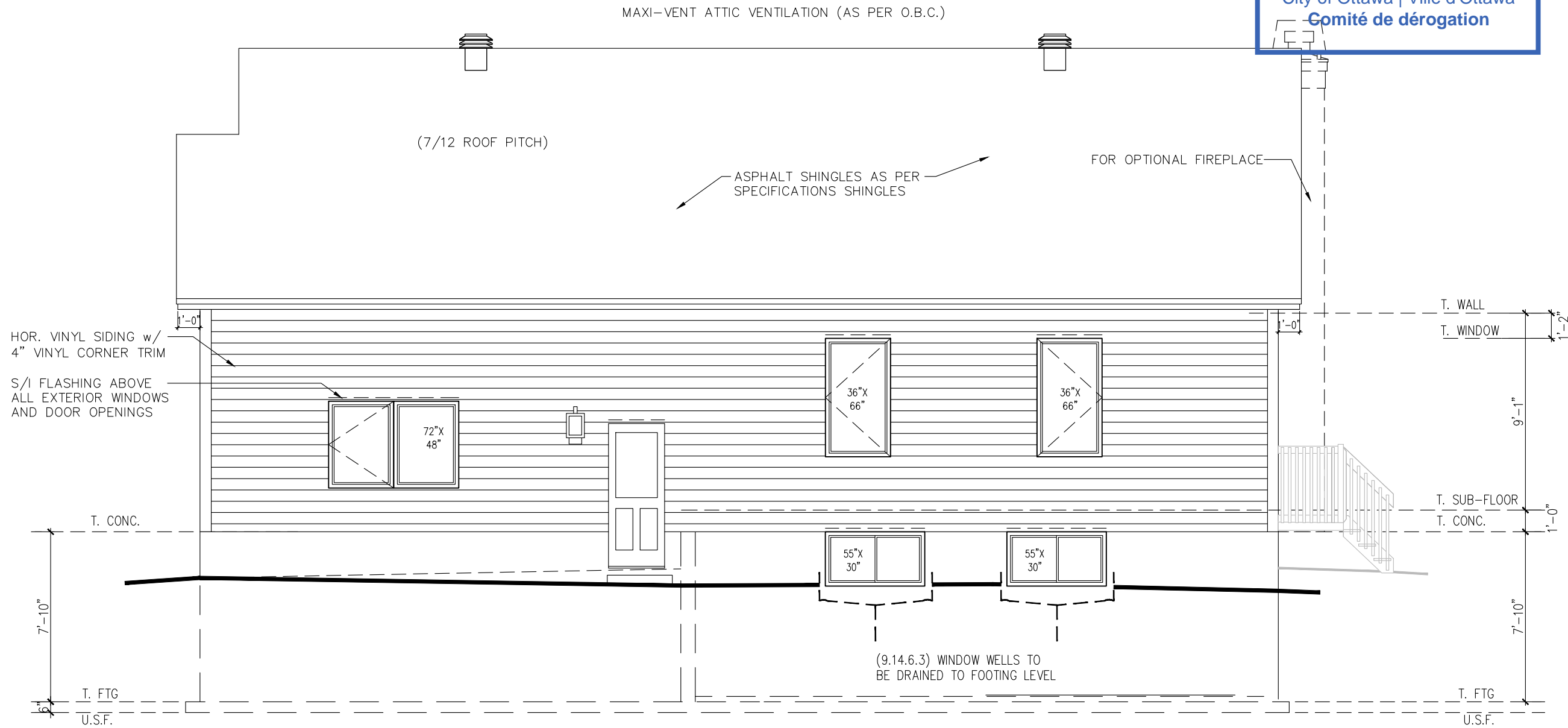
**PROJECT**  
**BUNGALOW - 6051 HERBERT'S CORNERS RD**

DATE: MAY 2023  
 SCALE: 3/16" = 1'-0"  
 DRAWN BY: SP

No.	Description	Date	By
7	DELETE WALK-OUT CONDITION & SUB-FOOTING INSULATION	04/22/24	SP
6	FROST PROTECTION ADJUSTMENT	01/08/23	SP
5	REVERSE IMAGE OF PLAN	25/07/23	SP
4	AS PER STRUCTURAL REVIEW	18/07/23	SP
3	AS PER GRADE REVIEW	29/06/23	SP
2	FOR TRUSS AND JOIST LAYOUTS	26/06/23	SP
1	FOR REVIEW	06/06/23	SP
	REVISIONS	dd/mm/yy	By

DRAWING  
**A3**

Committee of Adjustment  
Received | Reçu le  
**Revised | Modifié le : 2024-07-11**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



REAR ELEVATION  
SCALE : 3/16" = 1'-0"

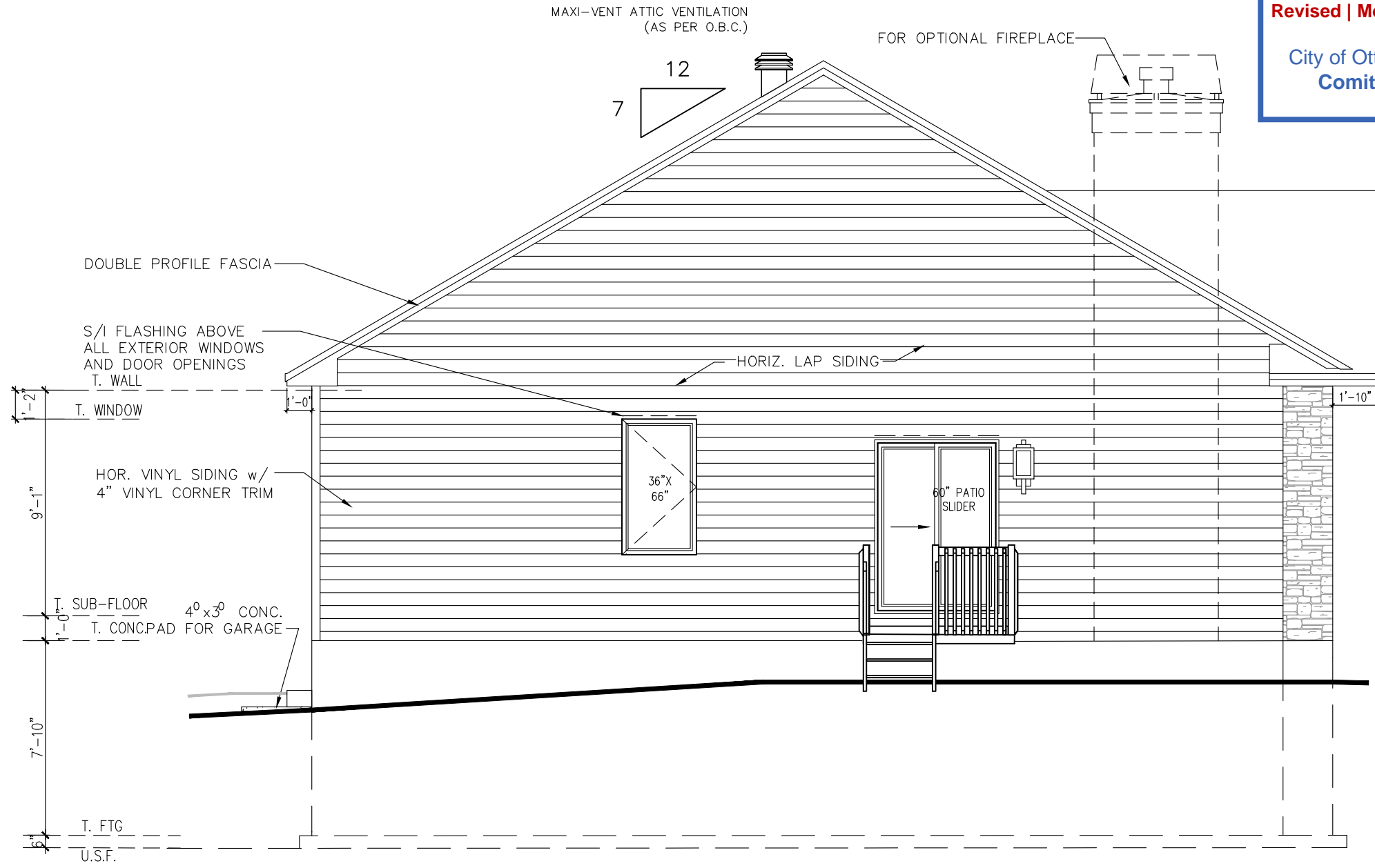
SHEET TITLE  
**REAR ELEVATION**

PROJECT  
**BUNGALOW - 6051 HERBERT'S CORNERS RD**

DATE: MAY 2023  
SCALE: 3/16" = 1'-0"  
DRAWN BY: SP

No.	Description	By
7	DELETE WALK-OUT CONDITION & SUB-FOOTING INSULATION	04/22/24 SP
6	FROST PROTECTION ADJUSTMENT	01/08/23 SP
5	REVERSE IMAGE OF PLAN	25/07/23 SP
4	AS PER STRUCTURAL REVIEW	18/07/23 SP
3	AS PER GRADE REVIEW	29/06/23 SP
2	FOR TRUSS AND JOIST LAYOUTS	26/06/23 SP
1	FOR REVIEW	06/06/23 SP

DRAWING  
**A4**



**Committee of Adjustment**  
 Received | Reçu le  
**Revised | Modifié le : 2024-07-11**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

LEFT SIDE ELEVATION  
 SCALE :  $\frac{3}{16}'' = 1'-0''$

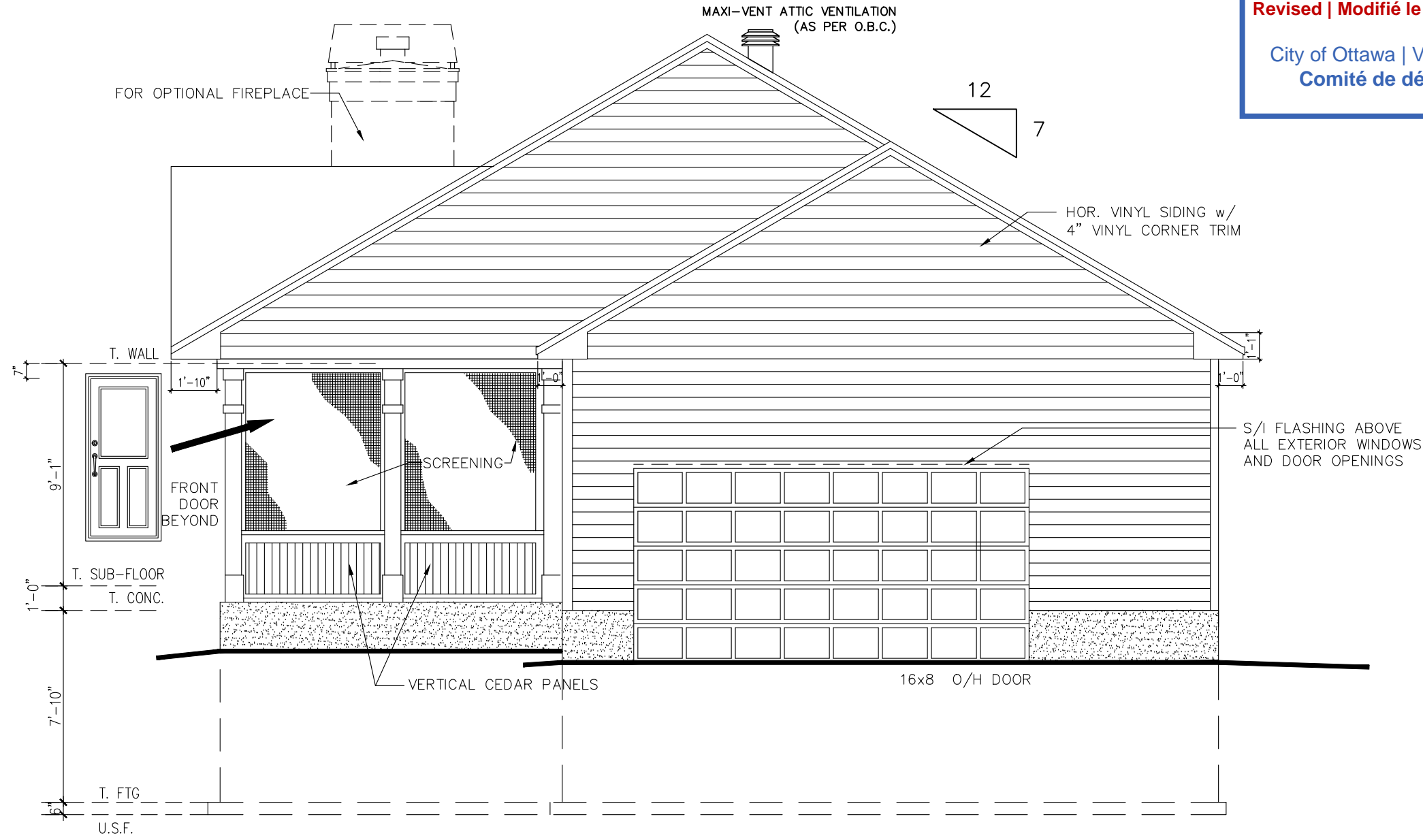
SHEET TITLE  
**RIGHT ELEVATION**

PROJECT  
**BUNGALOW - 6051 HERBERT'S CORNERS RD**

DATE: MAY 2023  
 SCALE:  $\frac{3}{16}'' = 1'-0''$   
 DRAWN BY: SP

DRAWING  
**A5**

No.	Description	By	dd/mm/yy
7	DELETE WALK-OUT CONDITION & SUB-FOOTING INSULATION	SP	04/22/24
6	FROST PROTECTION ADJUSTMENT	SP	01/08/23
5	REVERSE IMAGE OF PLAN	SP	25/07/23
4	AS PER STRUCTURAL REVIEW	SP	18/07/23
3	AS PER GRADE REVIEW	SP	29/06/23
2	FOR TRUSS AND JOIST LAYOUTS	SP	26/06/23
1	FOR REVIEW	SP	06/06/23



**Committee of Adjustment**  
 Received | Reçu le  
**Revised | Modifié le : 2024-07-11**  
 City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

LEFT SIDE ELEVATION  
 SCALE :  $\frac{3}{16}'' = 1'-0''$

SHEET TITLE  
**LEFT ELEVATION**

PROJECT  
**BUNGALOW - 6051 HERBERT'S CORNERS RD**

DATE: MAY 2023  
 SCALE:  $\frac{3}{16}'' = 1'-0''$   
 DRAWN BY: SP

DRAWING  
**A6**

No.	Description	By	dd/mm/yy
7	DELETE WALK-OUT CONDITION & SUB-FOOTING INSULATION	SP	04/22/24
6	FROST PROTECTION ADJUSTMENT	SP	01/08/23
5	REVERSE IMAGE OF PLAN	SP	25/07/23
4	AS PER STRUCTURAL REVIEW	SP	18/07/23
3	AS PER GRADE REVIEW	SP	29/06/23
2	FOR TRUSS AND JOIST LAYOUTS	SP	26/06/23
1	FOR REVIEW	SP	06/06/23

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Minor Variance Application

Panel 3

Tuesday, September 3, 2024

9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive  
and by videoconference

**Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.**

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

*Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.*

**File Nos.:** D08-02-24/A-00201  
**Application(s):** Minor Variance under section 45 of the *Planning Act*  
**Applicant(s):** Daniel and Francine Barrette  
**Property Address:** 5100 Loggers Way  
**Ward:** 5 – West Carleton-March  
**Legal Description:** Lot 15, Registered Plan 4M-1284  
**Zoning:** RR3  
**Zoning By-law:** 2008-250

### APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicants want to regularize the existing non-complying dwelling, as shown on the plans filed with the application.

### REQUESTED VARIANCES:

The Applicants require the Committee's authorization for a minor variance from the Zoning By-law to permit a reduced interior side yard setback of 3.29 metres, whereas the Zoning By-law requires a minimum side yard setback of 5.0 metres.

The property is not the subject of any other current application under the *Planning Act*.

### **FIND OUT MORE ABOUT THE APPLICATION(S)**

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **Ottawa.ca/CommitteeofAdjustment** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

### **HOW TO PARTICIPATE**

**Submit written or oral comments before the hearing:** Email your comments to [cofa@ottawa.ca](mailto:cofa@ottawa.ca) at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

**Register to Speak at the hearing at least 24 hours before** by contacting the Committee Coordinator at 613-580-2436 or at [cofa@ottawa.ca](mailto:cofa@ottawa.ca). You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

### **ALL SUBMITTED INFORMATION BECOMES PUBLIC**

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

## COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: August 16, 2024



*Ce document est également offert en français.*

**Committee of Adjustment**  
City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7  
[Ottawa.ca/CommitteeofAdjustment](https://Ottawa.ca/CommitteeofAdjustment)  
[cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
613-580-2436



**Comité de dérogation**  
Ville d'Ottawa  
101, promenade Centrepointe  
Ottawa ON K2G 5K7  
[Ottawa.ca/Comitedederogation](https://Ottawa.ca/Comitedederogation)  
[cded@ottawa.ca](mailto:cded@ottawa.ca)  
613-580-2436



## AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire de l'Ontario*

**Demande de dérogation mineure**

**Groupe 3**

**Mardi 3 septembre 2024**

**9 h**

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe, et par vidéoconférence**

**Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse indiquée ci-dessous reçoivent le présent avis afin d'avoir la possibilité de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.**

L'audience pourra être visionnée sur la chaîne [YouTube](#) du Comité de dérogation.

*Les participants pourront bénéficier d'une interprétation simultanée dans les deux langues officielles et de formats accessibles et d'aides à la communication pour toute question à l'ordre du jour s'ils en font la demande auprès du Comité au moins 72 heures à l'avance.*

**Dossier :** D08-02-24/A-00201  
**Demande :** Dérogation mineure en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*  
**Propriétaires/requérants :** Daniel et Francine Barrette  
**Adresse de la propriété :** 5100, voie Loggers  
**Quartier :** 5 – West Carleton-March  
**Description officielle :** Lot 15, plan enregistré 4M-1284  
**Zonage :** RR3  
**Règlement de zonage :** 2008-250

### **PROPOSITION DES REQUÉRANTS ET OBJET DE LA DEMANDE :**

Les requérants souhaitent régulariser une habitation légalement non conforme, comme l'illustrent les plans déposés auprès du Comité.

## DÉROGATION DEMANDÉE :

Les requérants demandent au Comité d'accorder une dérogation mineure au Règlement de zonage pour permettre la réduction à 3,29 mètres du retrait de cour latérale intérieure, alors que le règlement exige un retrait de cour latérale intérieure d'au moins 5,0 mètres.

La propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

## POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris les **lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

## COMMENT PARTICIPER

**Présentez vos observations écrites ou orales avant l'audience :** Veuillez faire parvenir vos observations par courriel à [cded@ottawa.ca](mailto:cded@ottawa.ca) au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

**Inscrivez-vous au moins 24 heures à l'avance** en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à [cded@ottawa.ca](mailto:cded@ottawa.ca). Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

## TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la Loi sur l'aménagement du territoire, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agente ou agent, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

### COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT le 16 août 2024

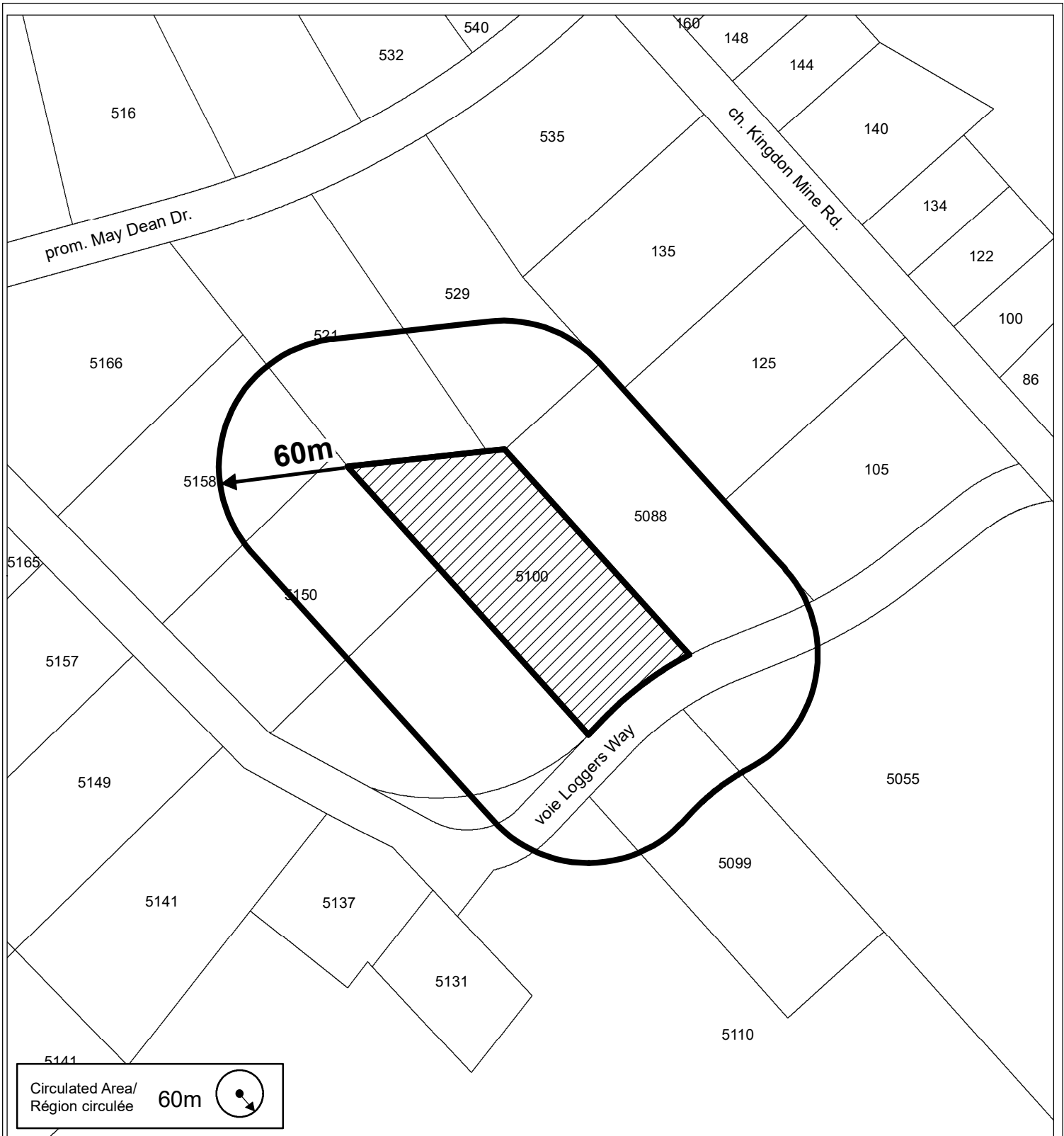



*This document is also available in English.*

**Committee of Adjustment**  
City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7  
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)  
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[cded@ottawa.ca](mailto:cded@ottawa.ca)  
613-580-2436



Circulated Area/  
Région circulée 60m 



Committee of Adjustment  
Comité de dérogation

CIRCULATION MAP /  
PLAN DE CIRCULATION



SUBJECT LAND / TERRE EN QUESTION

5100 voie. Loggers Way

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NOT TO SCALE  
NON À L'ÉCHELLE

This document is presented in the language it was provided.  
Ce document est présenté dans la langue dans laquelle il a été fourni.

Daniel and Francine Barrette  
5100 Loggers Way  
Arnprior, ON  
K7S 3G7

August 7th, 2024

City of Ottawa  
Committee of Adjustments

**Re: Minor Variance Application**

**Municipal Address: 5100 Loggers Way**

**Legal Description:** Lot 15 Plan 4M1284, Ottawa S/T an easement in gross over Parts 21 and 22, Plan 4R20792 as in OC5 52862, subject to an easement in gross over Parts 20 and 22 ON 4R-20792 as in OC555206

**To Whom it May Concern:**

We are including this cover letter with our application for a Minor Variance while addressing the statutory tests under section 45 of the Planning Act.

We are planning to sell our home and were suspicious that the foundation was poured slightly short of the legal setbacks. The house was built in 2013. We referred to a survey of the property prepared by Fairhall, Moffatt & Woodland, Ontario Land Surveyors dated September 27<sup>th</sup>, 2013. We are requesting a reduced interior side yard setback. The interior (east) side yard setback is 3.29 metres. The legal setback for a side lot is 5.0 metres. Since we are short just 1.71 metres, we perceive this application for a minor variance to be "minor".

We believe that this minor variance does maintain the general intent and purpose of the Official Plan in that it is a very small discrepancy in the legal setback and won't change anything regarding the use of the property including the goals, objectives and policies of the Official Plan.

We believe that this minor variance does maintain the general intent and purpose of the Zoning By-laws in that all other setbacks of the property adhere to the legal setbacks with the exception of this one minor variance. There is a minimal change to the spacing between the subject property and the neighbouring property (1.71 metres) and no change to the privacy, density, light and air in relation to the neighbouring property.

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Revised | Modifié le : 2024-08-07

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Comité de dérogation

We believe that this minor variance is desirable for the appropriate development or use of the land in that it will not change the development or use of the land as it is currently being used. The broader public interest is not affected by this small deficiency (1.71 metres) in the setback of the interior (east) side yard setback.

We are applying for relief in the form of a reduced interior (east) side yard setback from the RR3 zone provisions of Zoning By-Law 2008-250.

Thank you for your consideration of this application for a minor variance.

Yours truly,

DocuSigned by:

*Daniel Barrette*

7BE2C633EB42473...

Daniel and Francine Barrette

8/7/2024 | 12:48 PM EDT

DocuSigned by:

*Francine Barrette*

BE7815428F4B483...

8/7/2024 | 12:49 PM EDT

**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Committee of Adjustment  
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 2024-08-01  
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 Comité de dérogation

**SURVEYOR'S REAL PROPERTY REPORT - PART 1**  
 PLAN OF  
 LOT 15  
 REGISTERED PLAN 4M-1284  
 CITY OF OTTAWA  
 SCALE 1 : 400  
 0 10 20 40 metres  
**FAIRHALL, MOFFATT & WOODLAND LIMITED**  
 ONTARIO LAND SURVEYORS

**NOTES**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
 NORTHERLY LIMIT OF LOT 15 SHOWN ON REGISTERED  
 PLAN 4M-1284, AS HAVING A BEARING OF N 83° 48' 05" E.

**LEGEND**

□	- SURVEY MONUMENT SET	PIN	- PROPERTY IDENTIFIER NUMBER
■	- SURVEY MONUMENT FOUND	←	- ANCHOR & GUY WIRE
SIB	- STANDARD IRON BAR	---	- OVERHEAD UTILITY WIRES
SSIB	- SHORT STANDARD IRON BAR		
IB	- IRON BAR		
(P)	- REGISTERED PLAN 4M-1284		
(P1)	- PLAN 4R-20792		
(S)	- SET		
(M)	- MEASURED		
(647)	- H. R. FARLEY, O.L.S.		
(1692)	- FARLEY, SMITH & DENIS SURVEYING LTD., O.L.S.		
(WIT)	- WITNESS		

**SURVEYOR'S REAL PROPERTY REPORT - PART 2**  
**REPORT SUMMARY**

**DESCRIPTION OF LAND**  
 LOT 15, REGISTERED PLAN 4M-1284, CITY OF OTTAWA AS IN ALL OF  
 PIN 04559-1795.

**REGISTERED EASEMENTS**  
 PART SUBJECT TO EASEMENT INST. OC555206, OVER PARTS 20 & 22, 4R-20792  
 IN FAVOUR OF HYDRO ONE NETWORK INC. PART SUBJECT TO EASEMENT INST.  
 OC52862, OVER PARTS 21 & 22, 4R-20792 IN FAVOUR OF CITY OF OTTAWA.

**ZONING**  
 COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS  
 NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR  
**DANIEL & FRANCINE BARRETTE**  
 THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY OTHER PARTIES.

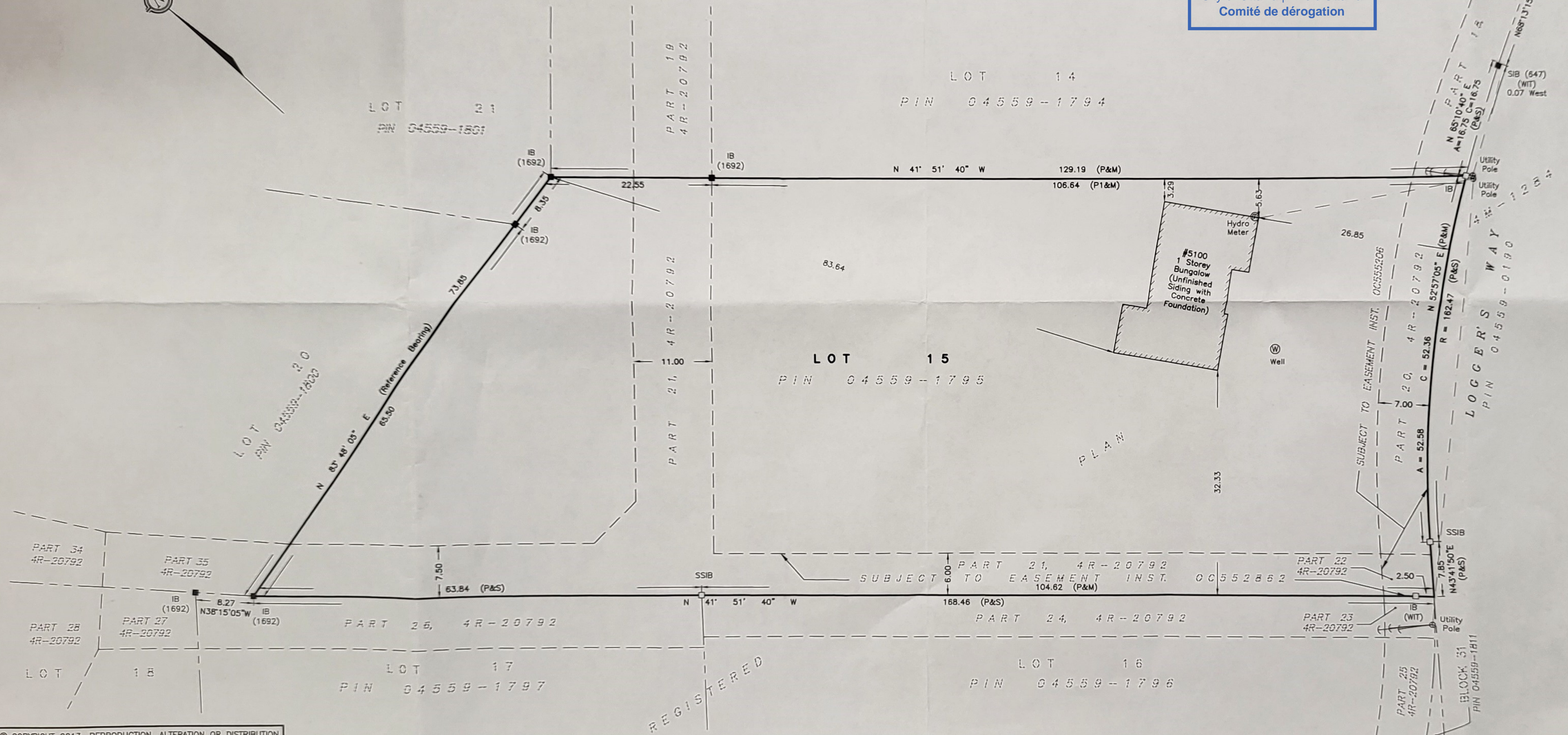
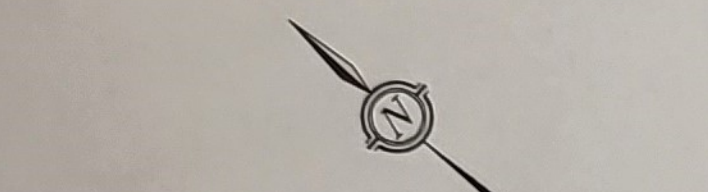
ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 1886109

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN  
 ACCORDANCE WITH THE SURVEYS ACT, THE  
 SURVEYORS ACT AND THE REGULATIONS MADE  
 UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON SEPT. 25, 2013.  
 2013/09/27  
 DATE  
 JOHN H. GUTRI  
 ONTARIO LAND SURVEYOR

THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR  
 In accordance with  
 Regulation 1026, Section 29 (3).

<b>Fairhall          Moffatt &amp;          Woodland</b> LIMITED ONTARIO LAND SURVEYORS Surveying and Land Information Services 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2580 FAX: (613) 591-1495 www.fmw.on.ca		JOB No. S 3 6 6 0 0
		E 323720, N 5033652 REFERENCE No. 1 - 4M - 1284 S:\085\536600\DWG 2013-09-27 SR366S.DWG (n)

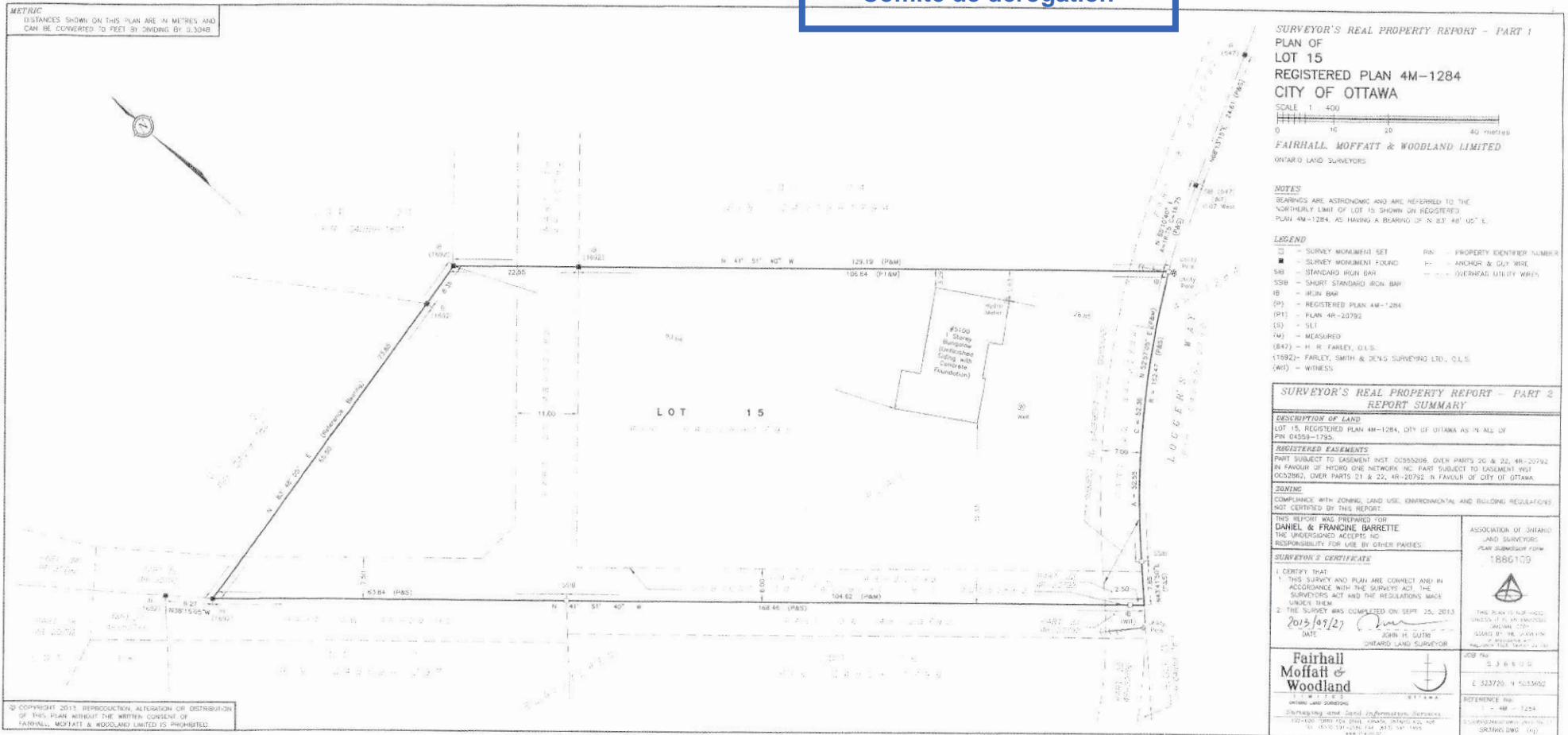


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Committee of Adjustment  
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2024-07-26

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



**SURVEYOR'S REAL PROPERTY REPORT - PART 1**  
**PLAN OF**  
**LOT 15**  
**REGISTERED PLAN 4M-1284**  
**CITY OF OTTAWA**  
 SCALE 1:400  
 0 10 20 40 metres  
**FAIRHALL, MOFFATT & WOODLAND LIMITED**  
 ONTARIO LAND SURVEYORS

**NOTES**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF LOT 15 SHOWN ON REGISTERED PLAN 4M-1284, AS HAVING A BEARING OF N 43° 46' 00\"/>

- LEGEND**
- - SURVEY MONUMENT SET
  - - SURVEY MONUMENT FOUND
  - SMB - STANDARD IRON BAR
  - SSB - SHORT STANDARD IRON BAR
  - IB - IRON BAR
  - (P) - REGISTERED PLAN 4M-1284
  - (P1) - PLAN 4R-20792
  - (S) - SILL
  - (M) - MEASURED
  - (S43) - H. R. FARLEY, O.L.S.
  - (1592) - FARLEY, SMITH & DEN'S SURVEYING LTD., O.L.S.
  - (W) - WITNESS
  - PK - PROPERTY IDENTIFIER NUMBER
  - KL - ANCHOR & GUY WIRE
  - - OVERHEAD UTILITY WIRES

**SURVEYOR'S REAL PROPERTY REPORT - PART 2**  
**REPORT SUMMARY**

**DESCRIPTION OF LAND**  
 LOT 15, REGISTERED PLAN 4M-1284, CITY OF OTTAWA AS IN ALL BY P.M. (S43)-1725.

**REGISTERED EASEMENTS**  
 PART SUBJECT TO EASEMENT INST. 0055206, OVER PARTS 20 & 22, 4R-20792 IN FAVOUR OF HYDRO ONE NETWORK INC. PART SUBJECT TO EASEMENT INST. 0022063, OVER PARTS 21 & 22, 4R-20792 IN FAVOUR OF CITY OF OTTAWA.

**ZONING**  
 COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR DANIEL & FRANCOISE BARRETTE THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**SURVEYOR'S CERTIFICATE**

1. I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REGULATION AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON SEPT. 25, 2013.  
 2013/09/27 DATE  
 JOHN H. GUTHRION ONTARIO LAND SURVEYOR

<b>Fairhall Moffatt &amp; Woodland</b> <small>INCORPORATED</small> Surveying and Land Information Services 100-100 DUNDAS STREET EAST, OTTAWA, ONT. K1N 6N5 CANADA TEL: 453-1811 FAX: 453-1812	ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 1886109  THIS PLAN IS NOT VALID UNLESS IT IS APPROVED AND SIGNED BY THE SURVEYOR. REGISTERED PLAN NO. 4M-1284
	REFERENCE NO. 4M-1284 SURVEYOR'S REPORT NO. 1886109 (S43) (S43) (S43)

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Committee of Adjustment

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Revised | Modifié le : 2024-08-02

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Comité de Régulation

Existing grading and Drainage Patterns must not be altered.

Match existing elevations at abutting property.

The slope from the specified house grade to the front or rear of lot shall be 2% min. and 7% max. Grading over 7% shall be terraced.

Grading around the foundation should be 0.15 min. below the top of the foundation.

Encroachment of an addition, and any component thereof including footings and roof overhang, will not be permitted within any easements including drainage easements, access easements, utility easements or any other easements.

- NOTES:
- NO GROUNDWATER WAS ENCOUNTERED IN THE TEST HOLES WITHIN 0.3m BELOW UNDERSIDE OF FOOTING.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN AND PROMPTLY REPORT ANY DISCREPANCIES TO THE CONSULTANT.
  - NO ROOF OVERHANG WITHIN 5m OF FINISHED GRADE, OR FOOTING PROJECTION, SHALL EXTEND BEYOND THE LIMITS OF THE PROPERTY.
  - PERIMETER DRAINAGE SYSTEM CONSISTING OF 100mm PERFORATED PIPE AND CLEAR STONE SHALL BE INSTALLED WITH OUTLET TO SUMP PIT WHICH, IN TURN, DISCHARGES TO THE GROUND SURFACE A MINIMUM OF 1.5m FROM PROPERTY LINES.
  - NO EXCESS DRAINAGE SHALL BE DIRECTED TOWARDS THE NEIGHBORING PROPERTIES DURING AND AFTER CONSTRUCTION.
  - THE EXISTING GRADES ALONG THE PROPERTY LINES SHALL NOT BE ALTERED.
  - PROVIDE A MINIMUM DEPTH OF 1.0m OF SOIL COVER ABOVE UNDERSIDE OF FOOTING OR PROVIDE AN EQUIVALENT COMBINATION OF INSULATION AND SOIL COVER.



**LEGEND:**

- ◆ TEST HOLE LOCATION
- x 65.73 EXISTING GROUND SURFACE ELEV. (m)
- x 67.10 PROPOSED GROUND SURFACE ELEV. (m)
- (65.3) EXISTING BEDROCK SURFACE ELEV. (m)
- (64.6) GROUND WATER ELEV. (m) - (13/04/12)
- MFL MAIN FLOOR LEVEL
- BFL BASEMENT FLOOR LEVEL
- TIC TOP OF FOUNDATION WALL
- GFL GARAGE FLOOR LEVEL
- UBF UNDERSIDE OF FOOTING
- SURFICIAL FLOW DIRECTION
- FINAL GRADING: 2% MIN, 7% MAX. OR
- TTT TERRACE GRADE 3:1 V MAX.

**BENCHMARK INFORMATION:**

TBM - NAIL IN UTILITY POLE @ SOUTHEAST CORNER OF SUBJECT PROPERTY (SEE PLAN)

APPROXIMATE GEODETIC ELEVATION = 86.30m

250 U13	ISSUED FOR BUILDING PERMIT	0
Date	Description	Rev.

Client: **MR. DANIEL BARRETTE**

Consultant: **patersongroup consulting engineers**

Project: **PROPOSED SINGLE FAMILY DWELLING**  
5400 LOGGERS WAY  
OTTAWA, ONTARIO

Drawing: **LOT GRADING PLAN**

Scale: 1:400

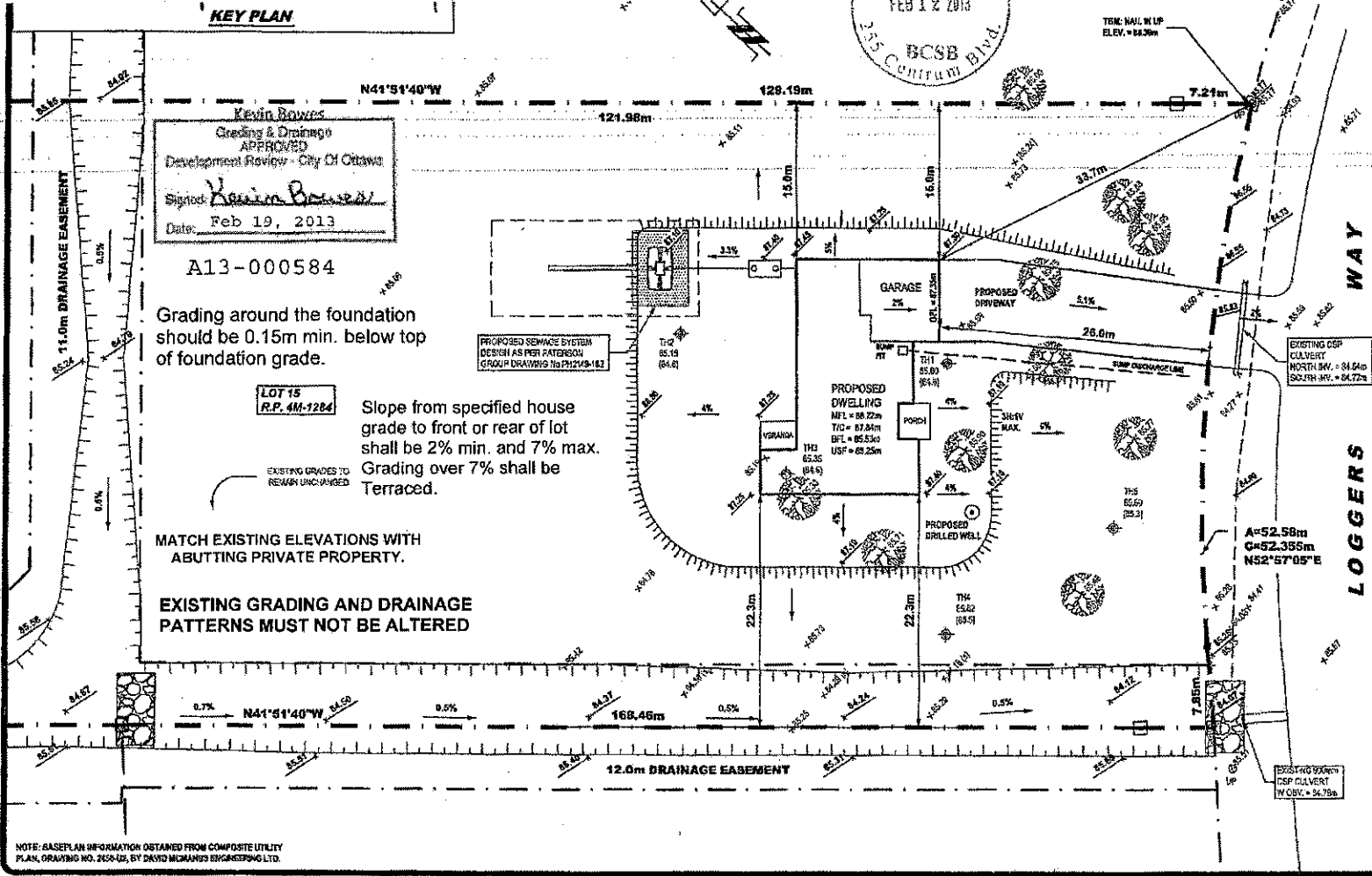
Date: 01/2013

Drawn by: BA

Checked by: AVS

File: PH1948

Drawing No.: **PH1949-3**



Plothead Drawing: hydrology\ph1949-3\ph1949-3.dwg



Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2024-08-06  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**Front Elevation - South**



**Side elevation - West**

Committee of Adjustment  
Received | Reçu le  
Revised / Modifié le - 2024-08-06  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



Committee of Adjustment  
Received / Reçu le  
Revised / Révisé le 2024-09-05  
City of Ottawa / Ville d'Ottawa  
Comité de dérogation

**Rear Elevation - North**



Committee of Adjustment  
Reception, Room 16  
Agenda Item # 1, 2024-08-05  
City of Ottawa | Ville d'Ottawa  
Comité de négociation

**Side Elevation - East**

