

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

Rortar Land Development Consultants

47 Moore St. Richmond, ON
K0A 2Z0

Tel. (613) 323-2146
email: rortar9@gmail.com

October 6, 2022

Secretary Treasurer,
Committee of Adjustment
City of Ottawa
101 Centrepointe Dr.
Ottawa, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le

2023-04-18

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: Application for Consent – 3575 Paden Road, North Gower

Rortar Land Development Consultants have been retained by the owner of the subject lands to submit the attached Consent Applications for the creation of two new residential lots on the north side of Paden Road from the current 23.51 Ha property.

Part 1

Part 1 on the attached severance sketch plan is proposed to be .8 Ha in size and will have a frontage of 80 m on Paden Road. The depth of the proposed parcel is 100.5 m. It is the Owner's intention to convey this lot to a future purchaser for the purpose of developing a single-family dwelling.

Part 2

Part 2 will have a frontage of 80 m along Paden Rd and is proposed to have a depth of 100.5 m and an area of .8 Ha. It is the Owner's intention to convey this lot to a future purchaser for the purpose of developing a single family dwelling.

Retained (Part 3)

The Owner intends to retain the remainder of the current property located north of Paden Road and continue to use the existing single family dwelling and remaining land for their own purposes. The proposed retained property will have frontage along Paden Road of 92 m and an area of 21.91 Ha.

Official Plan Conformity

The subject lands are designated as General Rural in the City of Ottawa's recently amended Official Plan (OPA 150). The purpose of lands designated as General Rural are to provide a location for agriculture and non-agricultural uses that would not be more appropriately located within urban or Village location. As well the designation recognizes that a limited amount of residential development by severance and other non- conflicting rural and tourist services uses can be achieved.

Section 3.7.2 (9) provides direction regarding the severance of up to two lots for residential purposes subject to the following criteria:

- a. *A maximum of two lots will be created from any lot in existence as of May 14th, 2003. No further severance will be permitted from the severed lot.*
- b. *The retained land will have a minimum area of 10 Ha*
- c. *The severed lots will not be less than 0.8 Ha in area*
- d. *The proposed lot does not have access to Provincial highways*
- e. *Where the lot has frontage on both an arterial road and a collector or local road, the proposed lot should not front on the arterial road;*
- f. *The creation of any new lot must also conform to the Minimum Distance Separation as amended from time to time...*
- g. *The lot will not impact on land designated Bedrock Resource Area and will respect the separation distances from land designated Sand and Gravel Resource Area as required by Section 3.7.4*
- h. *The house and private services are located in an area that will minimize the removal of mature vegetation.*

The proposed application to sever the two parcels is in conformity with the above noted policy framework as it relates to the severance of lands designated General Rural. The proposed severed parcels meet the minimum size requirements (both are 0.80 Ha or larger); The retained lands will have an area greater than 10 Ha (59.45 Ha); the proposed lots do not front on a provincial highway as frontage will be on Malloch Lane; Minimum Distance Separation does not apply as adjacent lands are also designated as General Rural; Sand and Gravel Resource areas are not within close proximity; and the proposed severed lots have been located in an area where minimal disturbance of vegetation will occur. A scoped Environmental Impact Statement has been submitted in support of the creation of the two new proposed lots to delineate development envelopes to mitigate any perceived impacts on the local ecological communities.

Zoning By-law Conformity

The subject lands are zoned General Countryside Zone – RU. The purpose of the RU zone. Permitted uses in the include detached dwelling with the minimum provisions:

Minimum Lot width	50m
Minimum lot area	.8 Ha
Minimum front yard setback	10 m
Minimum corner side yard setback	10 m
Minimum rear yard setback	10 m
Minimum interior side yard setback	5 m
Maximum height	12 m
Maximum lot coverage	20 %

Given that both the proposed new development lots (Parts 1 and 2 on the draft severance sketch) as well as the retained lands can meet the minimum zoning performance standards, it is our opinion that the application is in conformity with the existing Zoning By-law.

Therefore, it is our opinion that the applications meet the requirements outlined in the existing policy framework of the Official Plan and is in conformity with the Zoning By-law.

Furthermore, an Environmental Impact Statement was prepared by Gemtec in support of two severance applications. The EIS indicates that the proposed plans of severance 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 as a result of the proposed development as long as the identified mitigation measures identified are enacted and best management practices followed.

If you have any questions or comments regarding this submission, please feel free to contact me directly at (613) 323-2146 or by email at rortar9@gmail.com. We thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Price', with a stylized flourish at the end.

Rod Price,
Rortar Land Development Consultants.