

July 24, 2023

Mr. Michel Bellemare
Secretary-Treasurer
Committee of Adjustment
101 Centrepointe Drive, Fourth Floor
Ottawa, ON K2G 5K7

RE: Application for Consent
5482 & 5486 Old Richmond Road

Committee of Adjustment

Received | Reçu le

2023-07-24

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare,

Fotenn Consultants Inc. ('Fotenn') has been retained by the property owners of 5482 & 5486 Old Richmond Road, to act on their behalf to prepare a Consent application to the Committee of Adjustment. The intent of the application is to sever the existing 'L' shaped lot into two (2) lots for residential purposes. Both lots would maintain the minimum lot area of 0.4 hectares for privately serviced lots as determined by the City of Ottawa Official Plan.

In addition to this cover letter, the following materials have been enclosed in support of this application:

- / Mineral Resource Impact Assessment (MRIA) as part of this Cover letter;
- / Completed application form;
- / Parcel Abstract;
- / Draft R-4 Plan showing the proposed severed and retained lots;
- / Cheque in the amount of \$3,691, made payable to the City of Ottawa.

Sincerely,



Thomas Freeman, B.URPL
Planner

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FOTENN

1.0 Introduction

Fotenn Consultants Inc. acting as agents for the property owners(“Owners”), is pleased to submit the enclosed Consent application for the lands Municipally known as 5482 & 5486 Old Richmond Road (the “subject lands”) in the Village of Fallowfield in the City of Ottawa. The subject lands are located at the intersection of Old Richmond Road and Khymer Court and can be legally described as Part of Lot 23, Concession 5, Geographic Township of Nepean.

The intent of this Planning Rationale is to assess the proposed Consent against the applicable policy and regulatory framework and to demonstrate how the proposed severance is appropriate for the subject lands and compatible with the surrounding land uses and existing infrastructure.

1.1 Purpose of Application

This Consent application seeks to subdivide the subject lands into two (2) lots for residential purposes. One (1) severed lot, fronting onto Old Richmond Road and one (1) retained lot, fronting onto Khymer Court.

Site Context and Surrounding Area

The subject lands are located in the village of Richmond, southwest of downtown Ottawa. The Subject lands have a total lot area of 11,813.45 square metres (~1.18 hectares), 40.54 metres of frontage on Old Richmond Road, and 137.08 metres of frontage on Khymer Court.

The subject lands, consisting of 5482 & 5486 Old Richmond Road, merged on-title following acquisition of the current property owners.



Figure 1: Subject Lands and Surrounding Context

2.1 Land Use Context

North: North of the subject lands there are eight (8) residential lots which front onto Khymer Court. Along Old Richmond Road there are four (4) residential lots. North of these is a Church at 5430 Old Richmond Road. Further north there are residential lots and a automobile salvage yard at 5400 Old Richmond Road. The southern limit of the current urban boundary is approximately 850 metres north of the subject lands.

East: Immediately east of the subject lands there is a wooded property owned by the City of Ottawa. The woodlot is approximately 2.7 hectares in area. Further east, approximately 230 metres east of the subject lands is a quarry operated by Lafarge Canada. Approximately 2.25 kilometres east of the subject lands runs highway 416.

South: Immediately south of the subject lands is a residential lot fronting onto Old Richmond Road followed. The village of Fallowfield continues south of the subject lands.

West: West of Old Richmond Road there is a dairy farm and associated farm dwelling at 5477 Old Richmond Road.

3.0 Proposed Severance

3.1 Proposed Concept

3.1.1 Lot Fabric

The owner of the subject lands is proposing to sever the existing lot into two (2) separately conveyable lots. The retained lot (green, on the image below) will have an area of 4,007.9 square metres and will have 41 metres of frontage onto Old Richmond Road and 111 metres of frontage on Khymer Court (152 metres of total frontage). The severed lot (red) will have an area of 7,794.2 square metres and will have 25 metres of frontage on Khymer Court. Each lot is designed to exceed the minimum lot area requirement of 4,000 square metres for lots in the rural area.

The lots are intended to accommodate single-detached dwellings, while respecting the setbacks and other provisions applicable in the V1J zone.

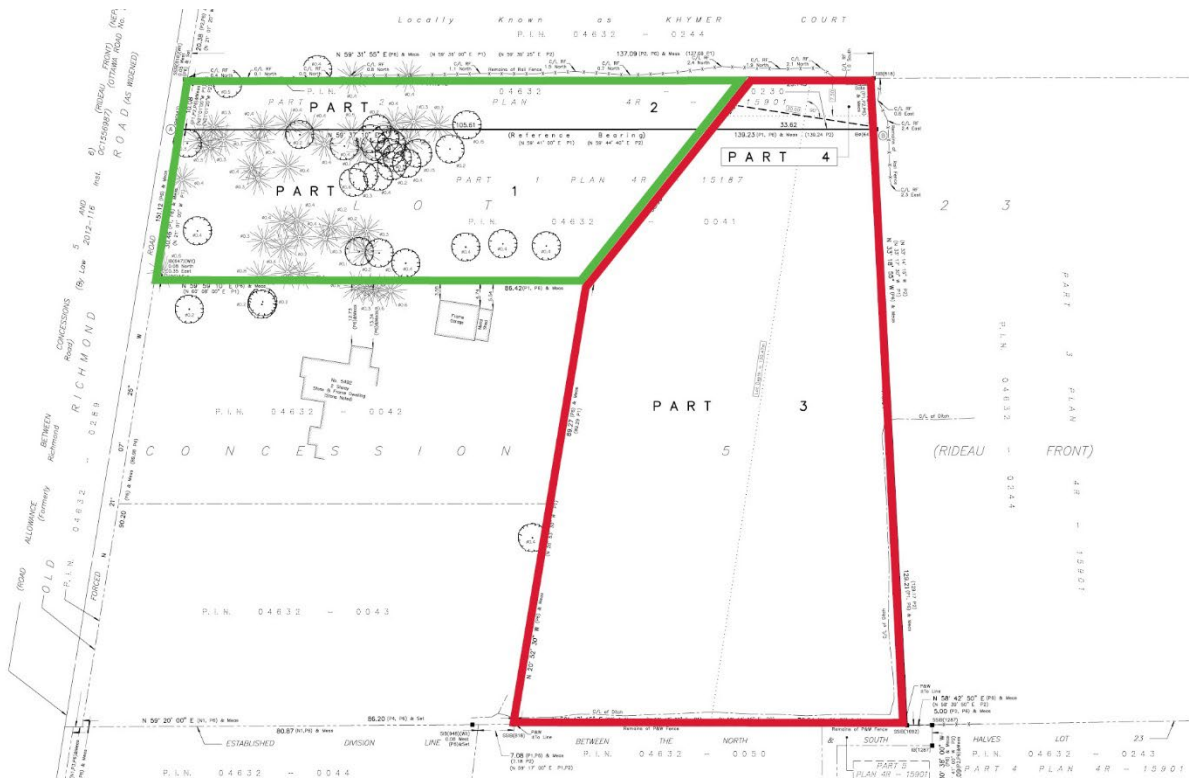


Figure 2: Draft Reference Plan showing retained and severed lots

4.0 Policy And Regulatory Context

4.1 Planning Act

The Planning Act is provincial legislation that empowers municipalities to engage in land use planning activities in Ontario. Sections 53(1), 53(12), and 51(24) of the Planning Act establish the criteria for the severance of land. As the proposal includes a single severed lot and no public infrastructure, a plan of subdivision is not required for the orderly development of the lands. The proposed severance meets the criteria established in Section 51(24) of the *Planning Act* as follows:

- a) **The effect of development of the proposed subdivision on matters of provincial interest**
The proposed consent to sever application is consistent with the policies of the Provincial Policy Statement (2020) by providing for future development with a rural settlement area that is compatible with the rural landscape, while providing the required separation from incompatible lands uses.
- b) **Whether the proposed subdivision is premature or in the public interest;**
The proposed severance is not premature and is in the public interest.
- c) **Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;**
The Village designation supports low-rise residential intensification. The Village designation permits a limited amount of residential development by severance, provided proposals can demonstrate compliance with the compatibility criteria of Policy 10. The proposal complies with all of the criteria, including the minimum lot area of 0.4 hectares for lots on private services.
- d) **The suitability of the land for the purpose for which it is to be subdivided;**
The Consent application simply proposes the severance of one (1) existing parcel of land to create one (1) new parcel (in addition to the retained lands) for the purposes of future rural development. Both of the proposed lots and the retained lot comply with the applicable minimum lot sizes and lot widths under the Zoning By-law and Official Plan.
- 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 abutting roads are all publicly maintained and connect to the larger rural road network of the City of Ottawa.
- f) **The dimensions and shapes of the proposed lots;**
The shape of the proposed lots follows a generally rectilinear shape while allowing for the required minimum lot area and lot width under the Zoning By-law. Both lots are fully developable under the minimum requirements in the V1J zone.
- 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;**
The proposal complies with the zoning performances standards for lot width and lot area.
- h) **The conservation of natural resources and flood control;**
The proposal does not impose any additional restrictions on the adjacent mineral aggregate operation, as both lots are located further away from existing residential development on Khymer Court.
- i) **The adequacy of utilities and municipal services**
It is anticipated that the future lots will be privately services via well and septic, as no public servicing is located south of Hope Side Road to the north, being the edge of the urban boundary. As of the writing of this report, no servicing issues have been raised.

j) The adequacy of school sites

The proposal for two (2) lots is modest and is not anticipated to generate enough students to impact the local school system. Several schools are located in the Bridlewood community to the north, including both elementary and secondary schools, across several school boards.

k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for municipal purposes;

It is anticipated that the City will take cash-in-lieu of parkland for this development, and no lands are to be conveyed.

l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and,

The proposed lots are not anticipated to have an impact on energy delivery.

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 41(2) of this act.

A Site Plan Control application is not required for the creation of lots or the development of single-detached dwellings.

4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides direction for matters of provincial interest relating to land use planning. Local planning decisions are required to be consistent with the policies of the PPS. The PPS recognizes that land use must be carefully managed to accommodate appropriate development to meet the full range of future needs, while achieving efficient development patterns. The policies relevant to the proposed severance are as follows:

1.1.1 Healthy, liveable and safe communities are sustained by:

- / Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- / Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

1.1.3 Settlement areas are urban areas and rural settlement areas, including villages.

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a. efficiently use land and resources;
- b. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that the site conditions are suitable for the long-term provision of such services with no negative impacts.

The proposed Consent application is consistent with the policies of the PPS by providing for future development opportunities within an identified Settlement Area that are compatible with the rural landscape, while providing the required separation from incompatible lands uses. The proposed severed and retained lots comply with the minimum required lot area for lots on private servicing.

4.3 City of Ottawa Official Plan (2022)

The Official Plan for the City of Ottawa was approved on November 4, 2022. The Plan provides a framework for the way that the City will develop until 2046 when it is expected that the City’s population will surpass 1.4 million people. The Official Plan directs how the city will accommodate this growth over time and set out the policies to guide the development and growth of the City.

4.3.1 Transect and Land Use Designation

The subject lands are located within the Rural Transect and designated Village on Schedule B9 – Rural Transect of the Official Plan, shown on Figure 3 below. Residential development within the Rural area is intended to occur within Villages in order to reduce conflicts with other uses such as agricultural, mineral extraction, and rural industrial uses.

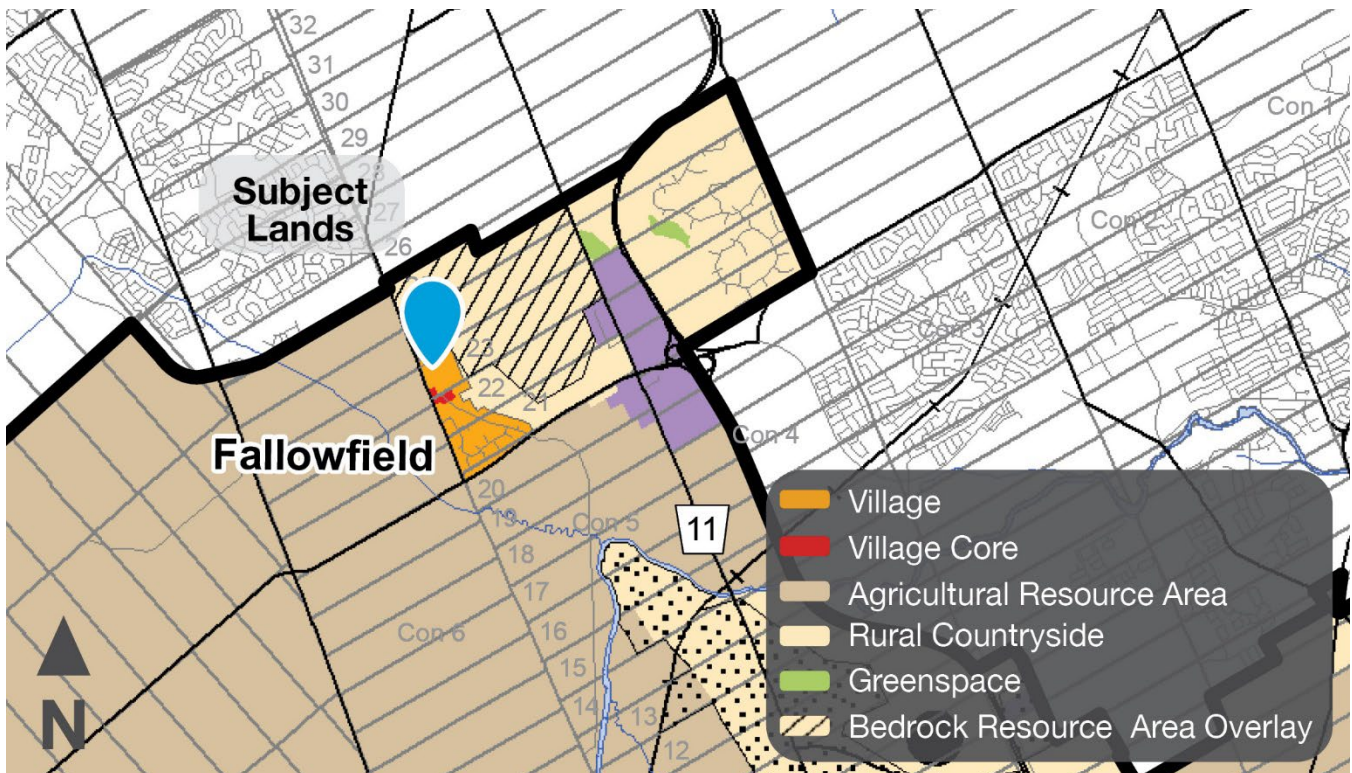


Figure 3: Schedule C9 - Rural Transect

Section 5.5 of the Official Plan outlines the following policies for lands within the rural area:

Policy 5.5.1.1 states that where development is permitted in the Rural Transect area the built form shall be low-rise. Within Villages, development will be context sensitive and characteristic of the Rural area. Secondary plans will guide the evolution of Villages to become 15-minute neighbourhoods with vibrant core areas. Within Villages, secondary plans will generally support suburban forms of built form within villages.

Policy 5.5.1.2 states that development within the Rural Transect area shall:

- a) Be low density throughout, with the majority of residential uses and commercial and institutional uses concentrated within Villages;
- b) Allow for higher densities within Villages;
- c) Allow for uses that integrate well with the natural environment and rural area;
- d) Direct high-intensity rural industrial uses to locations near highway interchanges;
- e) Be adequately serviced and not create any risk that cannot be adequately mitigated, to the quality and quantity of ground water for the surrounding area.

Section 9.4 of the Official Plan outlines the policies for Rural Villages:

- / Policy 9.4.1.2 states that the distribution of land uses and permitted development within a Village shall be identified by a Secondary Plan in Volume 2 of the Official Plan.
- / Policy 9.4.2.1 states that residential uses are permitted in Villages, with the form and scale limited to the availability of servicing and subject to the policies related to water and wastewater servicing.

The proposed creation of one (1) new lot is consistent with the direction of modest growth within Villages, being an identified Settlement Area. Development within Villages is further discussed within the context of the appropriate Secondary Plan, as per the section below.

4.4 Consolidated Rural Secondary Plan – Fallowfield

The Consolidated Rural Secondary Plan outlines policies for the growth and development of smaller villages throughout the rural areas of the City of Ottawa, including the Village of Fallowfield.

The vision for the Village of Fallowfield is for it to remain a small rural residential community with a central hub that acts as a focal point for the community identity. Although the City's urban area is in close proximity to the village, it will remain separate and distinct from the urban area. The village will be a walkable community, surrounded by parkland, and forests and complimented by scenic views.

The subject lands are designated Village Residential on Schedule F – Designation Plan. The village residential designation is intended to provide for low- rise and low- density housing options within the village.

Policy 4.2.5 states that the following uses are permitted on lands designated as Village Residential:

- a) Residential built form with two or less primary dwelling units; and
- b) Bed and Breakfast; and
- c) Home based business.

Policy 4.2.5.8 states that development of vacant land within the existing residential areas is preferred. The built form, massing and profile of new housing shall be compatible with existing housing in consideration of relevant Council approved design guidelines.

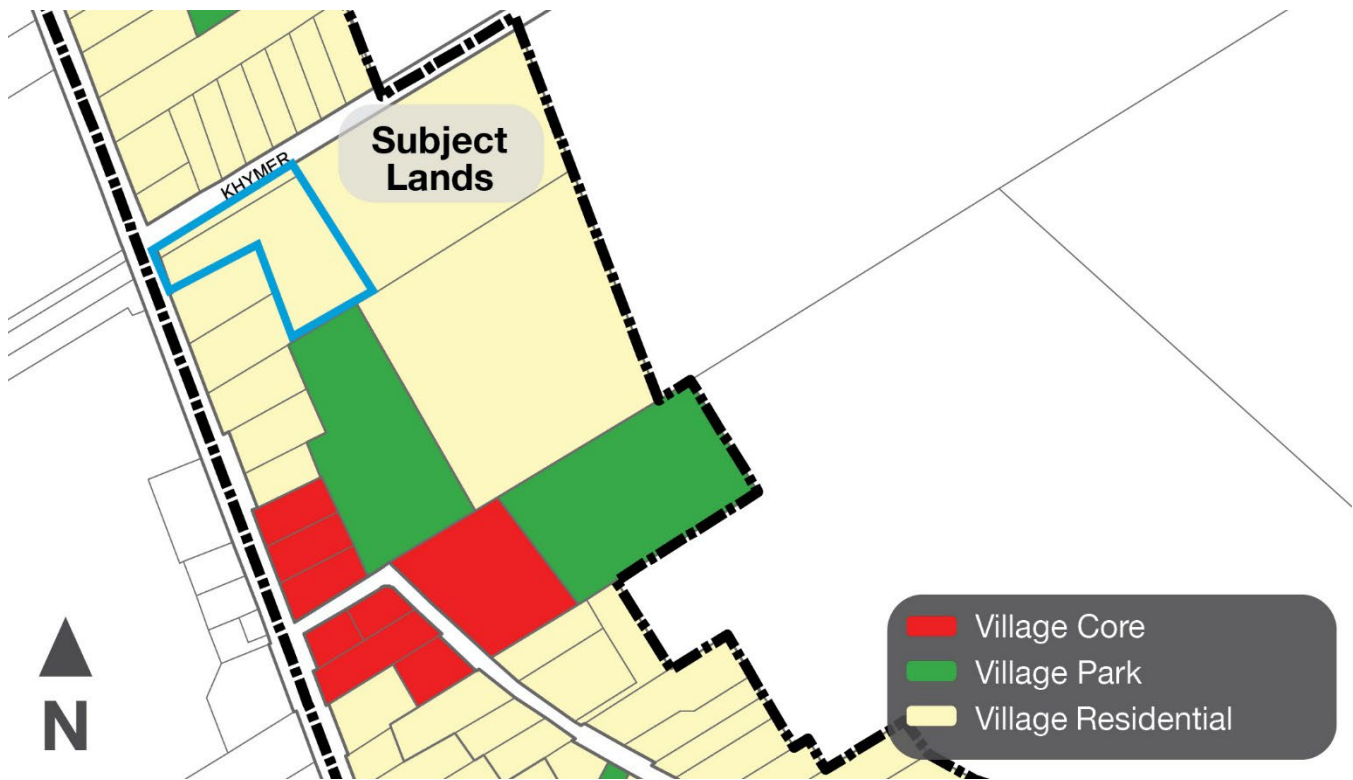


Figure 4: Schedule F – Designation Plan, Fallowfield

The proposed development is consistent with the direction of the Secondary Plan, proposing to create one (1) new residential lot within the Village Residential designation. Both the proposed severed and retained lots are large and are proposed to be developed in the future with single-detached dwellings, contributing to the rural character of the Village while making efficient use of vacant residential lands.

4.5 City of Ottawa Comprehensive Zoning By-law (2008-250)

The subject lands are zoned Village Residential First Density Zone, Subzone J – V1J.

The purpose of the Village First Density Zone is to:

- / permit detached dwellings in areas designated Villages in the Official Plan, and historically zoned for such low density uses;
- / allow a limited range of compatible uses, and
- / regulate development in a manner that adopts existing land use patterns so that the low-density, low-profile form of a neighbourhood is maintained and enhanced.

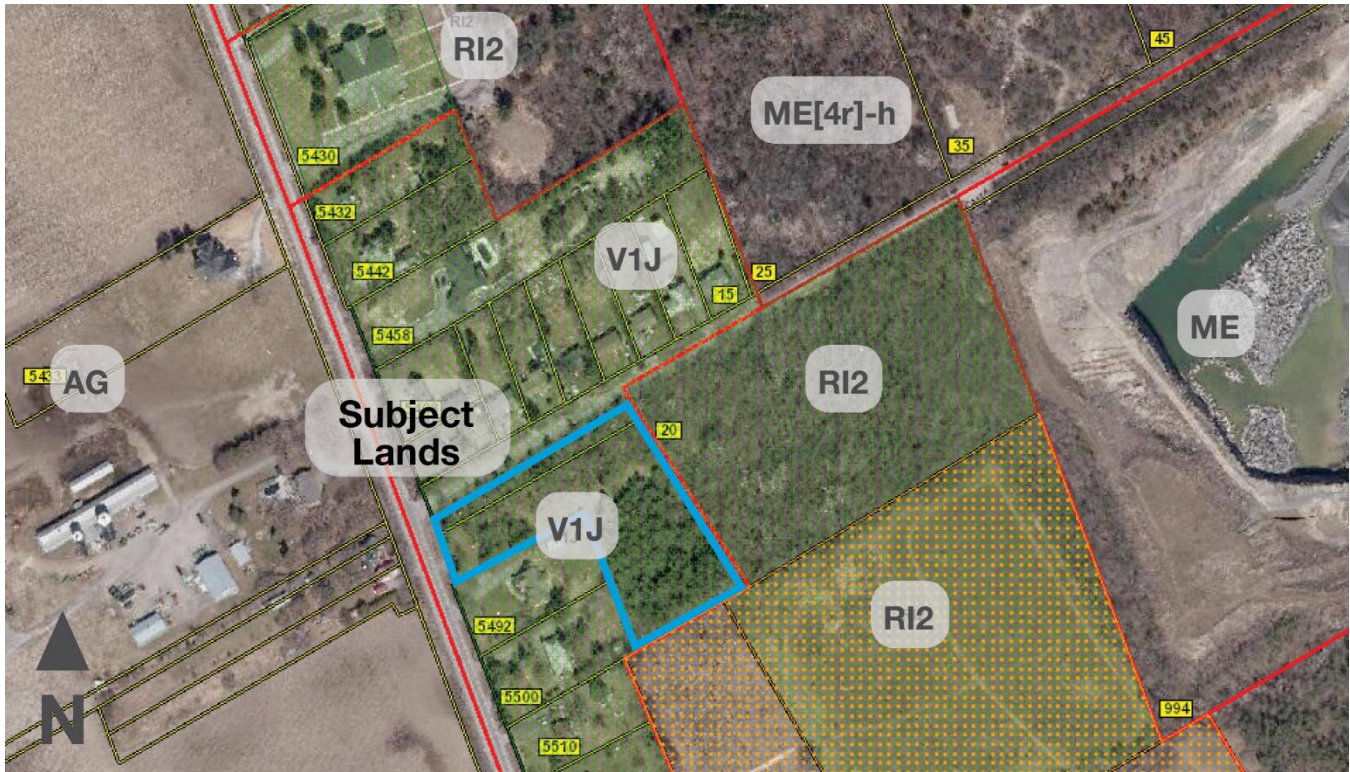


Figure 5: Zoning Map of the subject lands and surrounding properties

Permitted Uses in the V1J subzone:

The following uses are permitted subject to:

- a) the provisions of subsection 231(2);
- b) a maximum of three guest bedrooms is permitted in a bed and breakfast; and
- c) a maximum of 10 residents are permitted in a group home or retirement home, converted;
 - / bed and breakfast
 - / detached dwelling
 - / group home
 - / home-based business
 - / home-based daycare
 - / park
 - / retirement home, converted
 - / secondary dwelling unit
 - / urban agriculture

As no specific development is proposed as part of this consent application, only the performance standards for minimum lot area and minimum lot width apply. Future development will be required to comply with all other applicable performance standards, or seek the required variances under separate application, as required.

Performance Standard (V1J)	Required	Severed Lot (Parts 1+2)	Retained Lot (Parts 3+4)	Compliance
Minimum Lot Width Table 232	19 metres	30 metres	40 metres	Yes
Minimum Lot Area Table 232	4,000 m ²	4,007.9 m ²	7,794.2 m ²	Yes
Minimum Lot Area Official Plan Policy 4.7.2 (8)	<p>“Where new lots are proposed for residential purposes that rely upon private sewage systems, including areas of partial servicing, the minimum lot size shall be 0.4 hectares in villages”</p> <p>4,000 m²</p>	4,007.9 m ²	7,794.2 m ²	Yes

As both the proposed severed and retained lots comply with the minimum required lot area and lot width in the V1J zone, as well as Policy 4.7.2(8) of the Official Plan, the proposal is fully compliant with the City of Ottawa Comprehensive Zoning By-law (2008-250).

5.0

Mineral Aggregate Impact Assessment

5.1 Policy Framework

5.1.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act, provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters be consistent with policy statements issued under the Act.

The protection of mineral aggregate resources is a matter of Provincial interest. Section 2.5 of the PPS provides policy direction related to mineral aggregate resources and seeks to provide long-term protection of resource supplies.

Policy 2.5.2.4 states that Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety, or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.

Policy 2.5.2.5 provides criteria for the protection of known deposits of mineral aggregate resources and on adjacent lands:

In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) Resource use would not be feasible; or
- b) The proposed land use or development serves a greater long-term public interest; and
- c) Issues of public health, public safety and environmental impact are addressed.

The subject lands are within a rural settlement area which is to be the focus of growth and development. The proposed land use is permitted under the City of Ottawa Official Plan designation and Zoning By-law. The provision of housing within an identified settlement area serves the long term public interest for the village and the City as a whole by providing adequate housing on a underutilized lot within a settlement area.

Any potential impacts are addressed through the separation of sensitive land uses and aggregate operations. The subject lands are located approximately 230 Metres from the active aggregate operation and buffered by significant vegetation and trees. Further, the proposed lots are located further from the existing and future aggregate areas than existing residential development on Khymer Court, which are located further east along Khymer Court. The Official Plan policies and Zoning By-law would allow for a new single-detached dwelling to be built on the easternmost portion of the site, being parts 3 and 4 on the submitted draft reference plan. The purpose of the application is to permit the westernmost portion, being the portion furthest away from the mineral aggregate operation, fronting on Old Richmond Road and identified as parts 1 and 2 on the submitted draft reference plan, to also be made available for new residential development within an identified settlement area. The consent application does not impose a new condition on existing aggregate operations, and does not move residential development closer to existing operations.

As demonstrated above the proposed severance is consistent with the applicable policies of the PPS (2020).

5.1.2 City of Ottawa Official Plan

Section 5.6.3 of the Official Plan outlines policies for Aggregate operations to protect existing mineral aggregate operations and minimize negative effect on neighbouring land uses. Mineral aggregates are a non-renewable resource that is valuable to both the city's growth and economy. Two mineral aggregate overlays apply:

- / Sand and Gravel Resource Area Overlay; and
- / Bedrock Resource Area Overlay.

As the subject lands are within 500 metres of lands with the Bedrock Resource Overlay applied, the following policies apply:

Policy 5.6.3.2.3 states that new development shall not be approved within 500 metres of lands within the Bedrock Resource Area Overlay, or within 300 metres of lands within the Sand and Gravel Resource Area Overlay, unless it can be demonstrated that such development shall not conflict with future mineral aggregate extraction. Conflicting land uses are new sensitive land uses that interfere with mineral aggregate extraction, including but not limited to:

- a) The creation of new lots;
- b) Rezoning to permit dwellings or lodging places; and
- c) Small-scale business uses where animals, equipment or employees may be adversely affected by pit or quarry activities.

Policy 5.6.3.2.4 new development may be approved within 500 metres of an existing licenced bedrock quarry or within 300 metres of an existing sand and gravel pit if it can be demonstrated that the existing mineral aggregate operation, and potential future expansion of the operation in depth or extent, will not be affected by development.

Policy 5.6.3.2.5 states that where the City approves the development of land in accordance with the Policies 3) or 4) above, it may impose conditions to ensure the development provides adequate buffering and/or separation. between the new proposed use and the mineral aggregate area/operation.

Policy 5.6.3.2.6 states that the City may permit the creation of new lots on land within the influence areas, where all of the following criteria are met:

- a) The intention is to sever a lot for a house existing as of July 9, 1997;
- b) The vacant parcel that remains within the Sand and Gravel Resource Area Overlay, the Bedrock Resource Area Overlay or within an influence area identified in Policy 3), is rezoned to prohibit the construction of a new residential building; and
- c) Where the severance is within an influence area identified in Policy 3), it shall also be permitted by and be consistent with the policies of the underlying designation of the land.

Despite being within 500 metres of an existing licenced bedrock quarry, the subject lands are separated from the quarry by significantly treed lands. The active quarry is approximately 230 metres east of the subject lands and existing residential lands are located closer to the active and future quarry areas along Khymer Court. The proposed severance will not reduce the proximity of the aggregate operation to the subject lands, only increase the number of residential lots from one (1) to two (2). Further, the easternmost portion of the existing lands can be developed with a new residential dwelling as-of-right, and therefore the proposal is largely to create a new lot on the western portion of the site, abutting Old Richmond Road, furthest away from the existing quarry.

5.1.3 Provincial Standards – Aggregate Resources of Ontario

The Aggregate Resources Act provides for the management of aggregate resources in Ontario. Section 7 of Ontario Regulation 224/97 of the Aggregate Resource Act states that applications for licences, aggregate permits or wayside permits and the operation of pits and quarries shall be in accordance with *Aggregate Resources of Ontario: Provincial Standards, Version 1.0* published by the Ministry of Natural Resources.

The Operational Standards Section of the Provincial Standards specifies required setbacks for all licenced mineral aggregate operations. Section 5.10 of the applicable standards states that: “excavation setback areas” means the area within:

- 5.10.1 fifteen metres from the boundary of the site;
- 5.10.2 thirty metres from any part of the boundary of the site that abuts:
 - 5.10.2.1 a highway,
 - 5.10.2.2 land in use for residential purposes at the time the licence was issued, or
 - 5.10.2.3 land restricted to residential use by a zoning by-law when the licence was issued; or
- 5.10.3 thirty metres from any body of water that is not the result of excavation below the water table; 5.11 no excavation can occur within the excavation setback area of the site

Section 5.11 states that no extraction can occur within the excavation setback area of the site.

A minimum 15 metre setback is required for the active aggregate operation. These setbacks should be considered in the assessment of potential impacts for future operations and land use compatibility.

5.2 Pit and Quarry Details

5.2.1 Status, Type and Location of Operation

The quarry is located east of the subject lands, municipally known as 994 Moodie Drive and legally described as part of lots 21, 22, 23, 24, Concession 5, Geographic Township of Nepean. According to the Ministry of Northern Development, Mines, Natural Resources and Forestry the quarry is owned and operated by Lafarge Canada Inc. The owner’s mailing address is 6509 Airport Road, Mississauga, ON L4V 1S7. The site has an area of approximately 146.5 hectares. Access to the quarry is off of Moodie Drive.

Site ID: 4194

Approval Type: Class A License

Operation Type: Quarry

Licenced area: 146.5 hectares

Annual Tonnage: 20,000 Tonnes

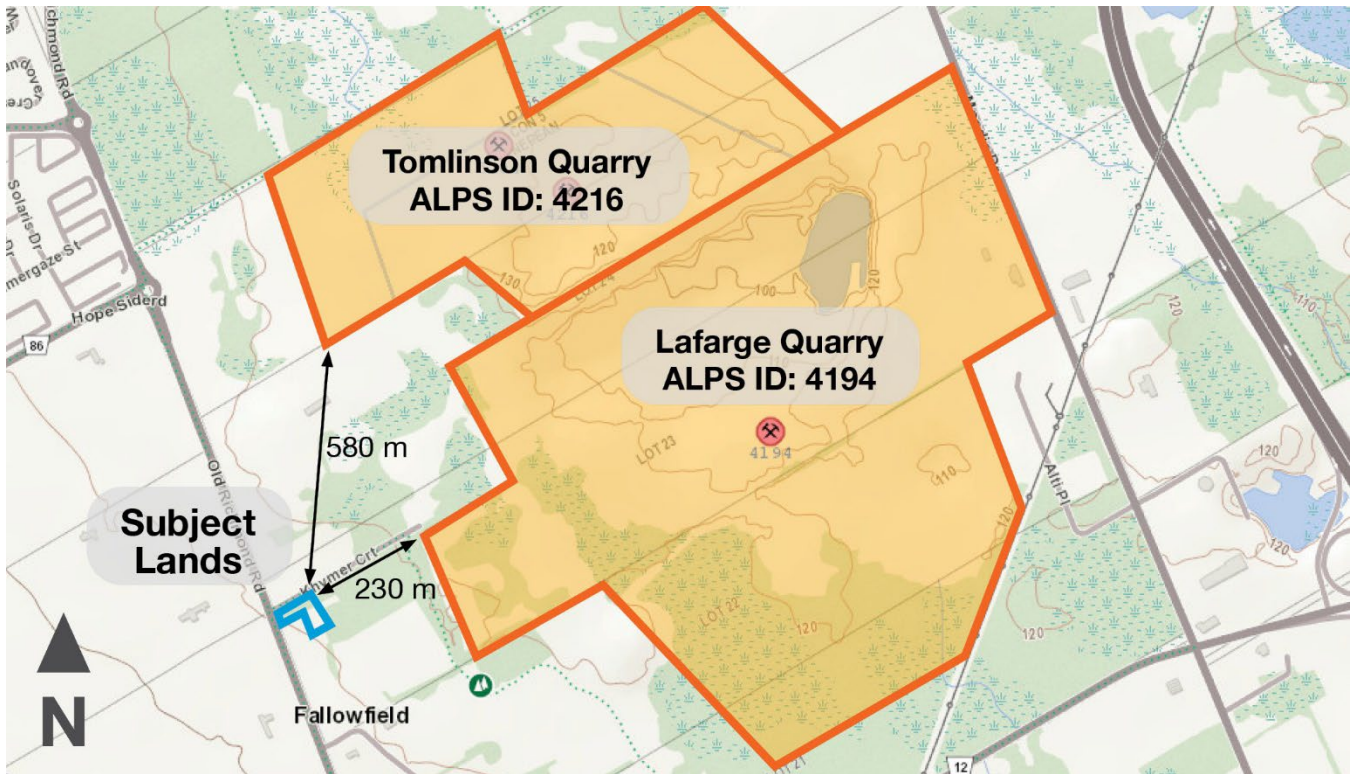


Figure 6: Ministry of Northern Development, Mines, Natural Resources and Forestry Pit and Quarry Mapping

As shown in Figure 6 above, the other Aggregate operation owned by Tomlinson is outside the 500 metre buffer zone and therefore does not require additional assessment per the Official Plan. As such, only the closest active quarry has been assessed for the purposes of this report.

5.2.2 Mineral Aggregate Potential

Through information publicly available through the Ministry of Northern Development, Mines, Natural Resources and Forestry, the subject Quarry at 994 Moodie Drive is an active quarry with a permitted annual tonnage of 20,000 Tonnes.

Aerial imagery available on GeoOttawa was reviewed, in order to better understand the history of the aggregate operation. Evidence of aggregate operations on the site can be dated as far back as 1965, since then the quarry has expanded westward from Moodie drive.

It is important to note that the residential dwellings along Khymer Court were constructed in the 1970s while the Aggregate operation was already in operation.



Figure 7: Aerial image of Aggregate Operation and surrounding area from 1976

5.3 Land Use Compatibility Assessment

Residential development is permitted on the subject lands as it is within the Village of Fallowfield and zoned Village Residential First Density Zone, Subzone J – V1J. The proposed severance does not seek to reduce the proximity of residential development to the active aggregate operation. It is worth noting that residential dwellings along Khymer Court are within closer proximity to the aggregate operation than the subject lands. When measured, the closest point of the subject lands to the quarry is approximately 230 metres. Further, the subject lands and quarry are buffered from each other by significantly treed lands located east of the subject lands which offers a visual and noise barrier between the two uses. The proposed severed and retained lots are compatible with the and permitted in the existing village context.

Additionally, much of the noise associated with the Mineral Aggregate operation is from truck transport. Vehicular and truck access to the aggregate operation is located off of Moodie drive, approximately 1,800 metres east of the subject lands.

Located between the existing residential dwellings on Khymer Court and the active quarry is a parcel of land zoned ME[4r]-h, which is a potential expansion to the existing quarry lands. The potential for this expansion is captured under the holding symbol and rural exception 4r, established under by-law 2009-302, which is as follows:

- / minimum lot area of 3 ha
- / the holding symbol applies only to the permitted use mineral extraction operation
- / the holding symbol may only be removed by amendment to this by-law upon compliance with the following:
 1. a completed application has been made to the province for a license to extract mineral aggregates;

- the City has approved an Environmental Impact Statement submitted when the proposed mineral extraction operation is adjacent to lands zoned EP3- Environmental Protection or lands designated Rural Natural Feature in the Official Plan.

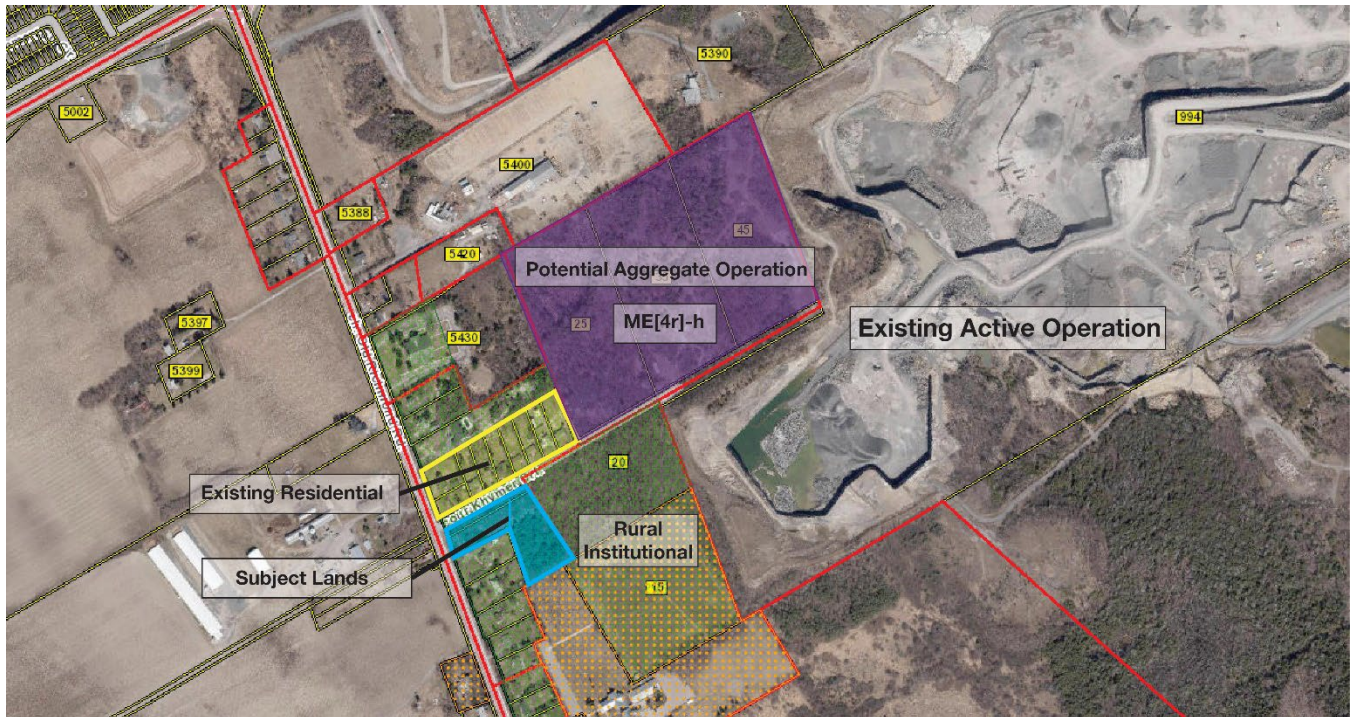


Figure 8: Map showing the existing and potential aggregate operations in proximity to the subject lands and existing residential lands.

Therefore, the appropriateness of the expansion of the aggregate operation will be assessed at such time that the holding zone is requested to be removed. The proposed creation of one (1) new lot for residential development is not anticipated to have an impact on the appropriateness of the quarry expansion, given the closer proximity to existing residential development, including an abutting property to the west. The subject lands are located further west, away from the existing and potential quarry operations, and do not introduce a new land use conflict.

5.4 Opinion on Compatibility

Though still operational per MNF reporting, the quarry is sufficiently separated from the proposed new lot by treed lands and is located approximately 230 metres at the closest point. Ultimately, the proposed severance does not seek to reduce the proximity between sensitive land uses and the aggregate operation, as such, there will be no adverse impacts on the nearby aggregate operation and or on the proposed residential development. The existing lot, pre-severance, could be developed with a single-detached dwelling on the easternmost portion of the lands (proposed as the retained parcel, parts 3 & 4). The effect of the approvals is to create a new lot fronting on Old Richmond Road further away from the quarry.

We trust that this assessment addresses any outstanding concerns regarding mineral resources in proximity to the subject lands and associated Consent application.

6.0 Conclusion

In our professional opinion, a full Plan of Subdivision is not required, and a Consent is appropriate for the subject lands. The proposal to create one (1) additional lot from an existing parcel is not anticipated to generate any undue adverse impacts on adjacent lands. The proposal meets the policies of the Provincial Policy Statement, the policies of the City of Ottawa Official Plan, and the lot provisions of the City of Ottawa Comprehensive Zoning By-law (2008-250).

Sincerely,



Thomas Freeman, B.URPL
Planner



Jacob Bolduc, MCIP RPP
Associate