

August 9, 2023

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

**Committee of Adjustment**  
Received | Reçu le

**Revised | Modifié le : 2023-08-10**

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

**RE: Application for Consent (Severance)**  
**2504 White Street, Ottawa**

Dear Mr. Bellemare,

Fotenn Planning + Design ("Fotenn") has been retained by Mr. Eric Longpré ("the Owner") to prepare a Planning Rationale for a Consent application to sever and create two parcels of property at the municipal address of 2504 White Street ("the subject property"), located in the South Orléans neighbourhood in the City of Ottawa.

The subject property contains one existing low-rise detached dwelling. The enclosed Consent application requests to sever the western portion of the subject property from the eastern portion, creating two (2) lots. The eastern lot would be retained, and the southern lot would be severed.

Please find enclosed the following material in support of the application:

- / This Cover Letter explaining the nature of the application (1 copy);
- / The Consent application form (1 copy);
- / A Parcel Abstract Page (PIN) of the subject property (1 copy);
- / A Draft Reference Plan, prepared by Stantec (1 full-sized copied and 1 reduced copy);
- / A Tree Information Report, prepared by Dendron Forestry (1 copy); and
- / A cheque in the amount of \$3,691.00, payable to the City of Ottawa.

Please do not hesitate to contact the undersigned at [warren@fotenn.com](mailto:warren@fotenn.com) or [church@fotenn.com](mailto:church@fotenn.com) with any questions or requests for additional materials.

Sincerely,



Patricia Warren, M.Pl.  
Planner



Nico Church, MCIP RPP  
Senior Planner

# Background & Site Context

## 1.1 Background

Fotenn Planning + Design (“Fotenn”) has been retained by Eric Longpré (“the Owner”) to prepare a Planning Rationale for a Consent application to sever the existing property and create two (2) parcels of land at the municipal address of 2504 White Street (the “subject property”) in the Orléans South-Navan Ward of the City of Ottawa (Ward 19).

The subject property is legally described as Part 2 & Part 7, Plan 5R-6856, or Part of Lots 2 and 3, Concession 4 (Ottawa Front), Geographic Township of Gloucester, and is located south of Renaud Road in the South Orléans community of the City of Ottawa. The subject property is an irregular shaped lot with 11.22 metres of frontage along Renaud Road and 30.48 metres of frontage along White Street, and a total lot area of approximately 7,932.46 square metres (or 0.79 hectares).

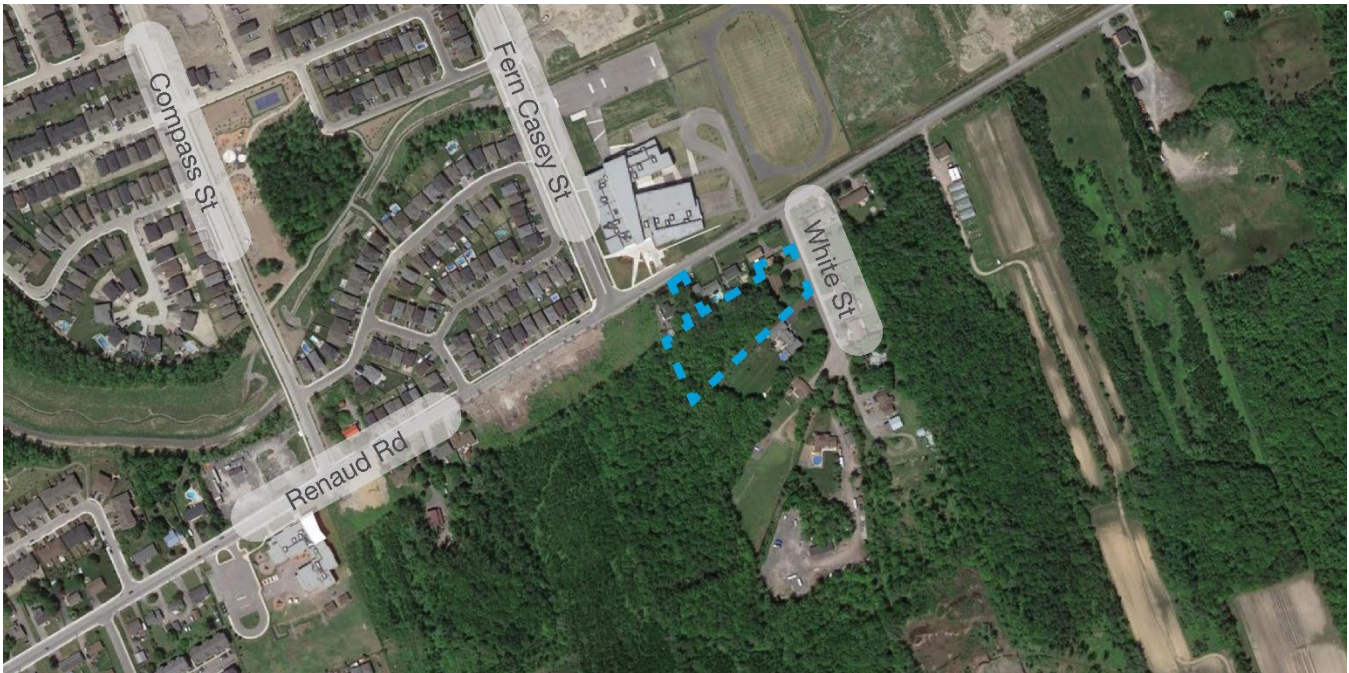


Figure 1. Aerial image of the subject property and surrounding area

The subject property is currently occupied by a detached dwelling with an associated driveway and detached garage, which are accessible from and in proximity to White Street to the east. A septic system servicing the detached dwelling is located within the subject property’s front yard. The rest of the subject property is vacant and largely covered with trees.

A light standard, overhead power lines, and a fire hydrant are located along the subject property’s frontage along Renaud Road to the north. Overhead power lines and a wood hydro pole are located near the southeast corner of the subject property, near White Street.

## 1.2 Surrounding Area Context

The subject property is in proximity to several new developments and active development applications. As such, the surrounding context is expected to continue to evolve in a significant way in the near future. The surrounding land uses are described as follows:



**North:** Immediately to the north of the subject property are detached dwellings fronting on Renaud Road, an east-west collector street. To the north of Renaud Road is Collège catholique Mer Bleue, a French Catholic high school, further north of which is a low-rise residential neighbourhood that is currently under development (“Trailsedge”).

**East:** To the east of the subject property is White Street, a local street that ends in a cul-de-sac to the south of the subject property. White Street has a rural cross-section with no curbs or sidewalks and with culverts. Residential lots with detached dwellings are located on both sides of White Street. Further to the east are largely undeveloped lands, with some detached dwellings located along Renaud Road.

**South:** To the south of the subject property are large residential lots with detached dwellings. Non-residential uses are also in operation on nearby residential properties to the south. Further south are largely undeveloped lands, beyond which are a mix of uses along Navan Road, located approximately 675 metres to the south of the subject property, including a landfill. The Phase 1 and 2 EUC CDP plans for a new District Park approximately 250 metres to the south of the subject property. Approximately 1.3 kilometres to the southeast of the subject property is the Village of Notre-Dame-des-Champs.

**West:** To the west of the subject property are largely vacant lands that have been rezoned to be developed into a predominantly residential neighbourhood. The planned development will include the southern extension of Fern Casey Street, a collector street formerly known as Belcourt Boulevard. The subject property will not directly abut the western edge of the subject property due to the presence of a sliver of land located in between the subject property and the planned right-of-way (ROW). A new municipal Neighbourhood Park is planned approximately 275 metres to the southwest. Existing low-rise apartments are located approximately 700 metres to the west (at 355 Elizabeth Cosgrove Private).



Figure 2. Photographs of the subject property and surrounding area

## 2.0 Overview of Application

The owner of the subject property is proposing to sever the subject property into two (2) separate parcels, dividing the western portion of the site from the eastern portion.

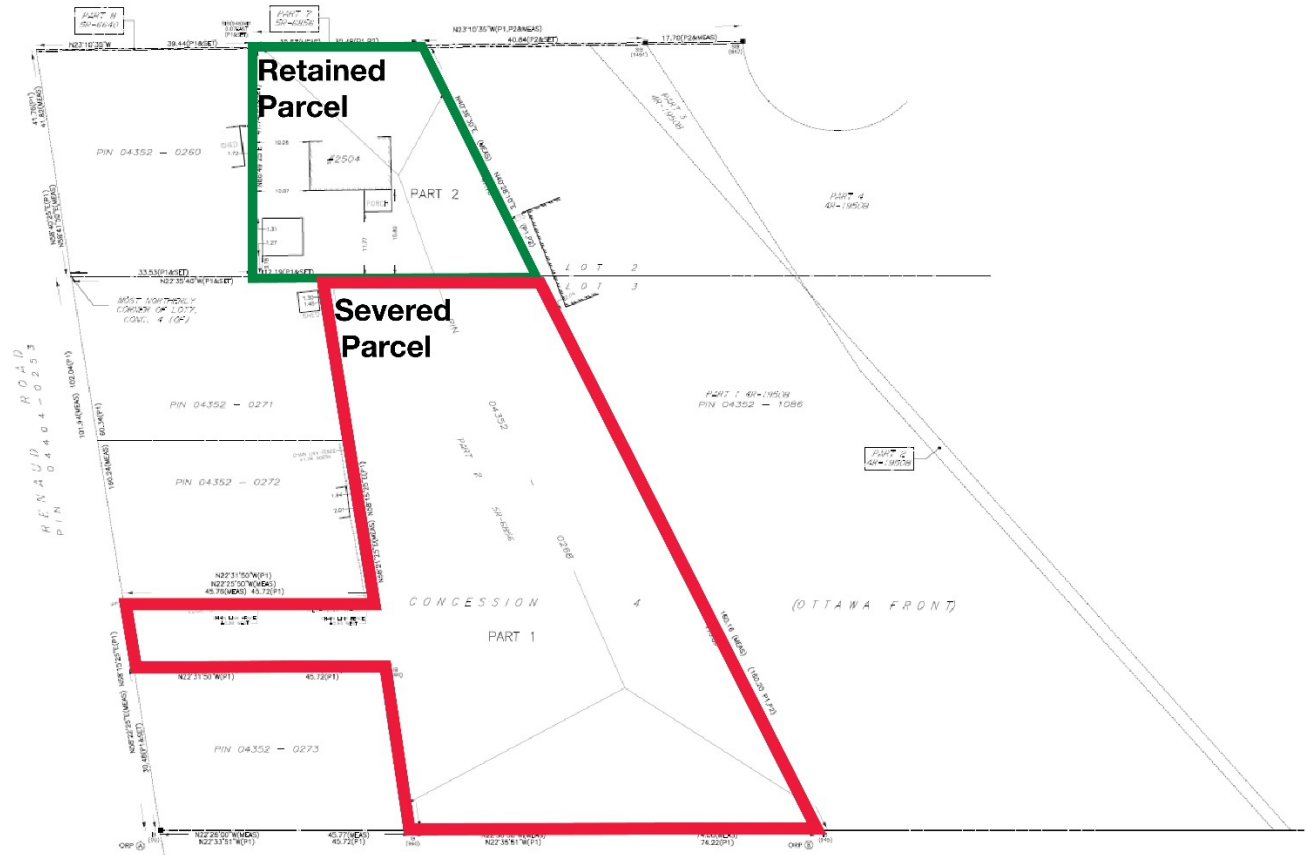
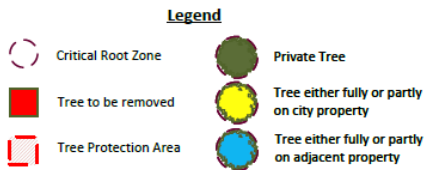


Figure 3. Proposed severed (red) and retained (green) parcels

The following table summarizes the parcel frontages on White Street and Renaud Road, as well as the parcel areas:

Property	Parts on R-Plan	Status	Total Lot Area	Total Lot Frontage
<b>2504 White Street</b>	Part 1	Severed	6,123.9 m <sup>2</sup>	11.22 m (Renaud Rd.)
<b>2504 White Street</b>	Part 2	Retained	1,716.0 m <sup>2</sup>	30.48 m (White St.)

It is our understanding that a Tree Information Report (TIR) is required as part of the Consent application, as the subject property is located within the urban boundary. A TIR that provides an inventory of all protected trees on the property is included in the submission package.



Note: the tree layer has been added to the original grading plan supplied by the client in pdf format. This layer refers to the trees only, and the original grading plan has not been altered in the process. Refer to the original plan for details on grading as quality is lost when importing the plan into the mapping software used to create the tree layer.



Tree Information Report – 2504 White Street  
 Tree layer prepared by Dendron Forestry Services  
 Version 1.0, June 16, 2023  
 For more information, please contact info@dendronforestry.ca

Figure 4. Tree layer from the Tree Information Report, prepared by Dendron Forestry Services

It should be noted that a Zoning By-law Amendment was recently approved for the subject property, rezoning it from Development Reserve (DR) to Residential First Density, Subzone E, Urban Exception 2873 (R1E[2873]) (Part 2, or the retained parcel) and Residential Third Density, Subzone Z, Urban Exception 2874 with a holding zone (R3Z[2874]-h) (Part 1, or the severed parcel). The rezoning was required to permit any type of development on the site, as the Development Reserve zoning was intended to recognize lands for future urban development. As part of the rezoning, a concept plan was submitted for a future townhouse dwelling and stacked dwelling development on the proposed severed parcel of land, as outlined in Figure 5. The proposed development of the severed parcel is conceptual only and future redevelopment of the lands will be determined through a separate approval process.



Figure 5. Proposed concept on the severed parcel of land, submitted as part of a recently approved Zoning By-law Amendment application

As discussed herein, the proposed severance conforms to Official Plan policies and provisions within the City of Ottawa Zoning By-law.



## 3.0 Policy and Regulatory Review

### 3.1 Provincial Policy Statement (2020)

The Provincial Planning Statement, 2020 (PPS) provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act, which includes the PPS.

The PPS supports the goal of enhancing the quality of life for residents of Ontario, including the protection of public health and safety, the quality of the natural and built environment, and resources of provincial interest. The PPS also recognizes that the “long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages...”. The policies of the PPS support building strong healthy communities, wise use and management of resources, and protecting public health and safety.

The consent application advances the following PPS policies, among others:

- / Policy 1.1.1 – Healthy, liveable and safe communities are sustained by:
  - a) Promoting efficient development land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
  - b) Accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;
  - c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
  - d) Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas;
  - e) Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
  - f) Improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
  - g) Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
  - h) Promoting development and land use patterns that conserve biodiversity; and
  - i) Preparing for the regional and local impacts of a changing climate.
- / Policy 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;
  - c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;
  - d) Prepare for the impacts of a changing climate; and
  - e) Support active transportation.
- / Policy 1.1.3.6 – New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

- / Policy 1.4.3 – Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
  - b) Permitting and facilitating:
    - 1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
    - 2. All types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3
  - c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.
- / Policy 1.6.6.5 – Partial services shall only be permitted in the following circumstances:
  - a) Where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
  - b) Within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

**The proposed Consent application is consistent with the PPS, as it is located in a settlement area of the City of Ottawa which has planned and existing infrastructure and public service facilities. The proposed severance will help facilitate the intensification of a lot that is currently underdeveloped and will be municipally serviced, with the retained lands maintaining partial services in accordance with the PPS. The proposed Consent allows for the opportunity for efficient use of the subject property.**

## 3.2 City of Ottawa Official Plan (2022)

The City of Ottawa Official Plan was approved 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.

### 3.2.1 Growth Management Framework

Ottawa is a large municipality with different geographics that will accommodate different amounts and types of growth. Section 3 of the Official Plan contemplates how the City aims to guide the evolution of growth to create a city of proximities. Most growth within the City will occur within the urban area, which is comprised of a built-up area and a greenfield area of vacant lands on the periphery of the urban area.

The City anticipates that much of the demand for new housing is expected to be for ground-oriented units, such as single-detached, semi-detached, rowhouse dwellings and new forms not yet developed. Housing growth within the Greenbelt will be in the form of larger dwelling units and apartments, while greenfield development will be in the Suburban Transect. The following Growth Management policies, among others, apply to the site and the proposed Consent application:

- / Policy 1 of Section 3.1 states that the urban area and villages shall be the focus of growth and development.
- / Policy 2 of Section 3.2 states that intensification may occur in a variety of built forms and height categories, from Low-rise to High-rise 41+ buildings provided density requirements are met. Unless more specific policies provide alternate direction, minimum densities are intended to establish a minimum starting point for the intensity of development, and maximum building heights are intended to establish a limit to building height.



- / Policy 3 of Section 3.2 states that the vast majority of residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors and lands within Neighbourhood designations that are adjacent to them as shown on Schedules B1 through B8.
- / Policy 4 of Section 3.2 states that intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services. The Official Plan supports intensification and the approval of applications for intensification shall be in conformity with transect and overlay policies as applicable. When reviewing planning applications for intensification, the City shall ensure that surface water and groundwater resources are protected, particularly where the groundwater resource is used for drinking water.

**The proposed Consent application is consistent with the Intensification policies of the Official Plan. The proposed Consent application will sever an underutilized lot, creating a new lot where a range of low-rise dwelling types are permitted to be developed within the urban area of the City. The proposed Consent application will facilitate low-rise intensification in an area already characterized by low-rise development. The proposed severed lands will be fully serviced by municipal services, while the retained lands will maintain partial services (municipal water and private septic), consistent with City policies as they relate to intensification and servicing.**

**3.2.2 Suburban Transect**

The subject property is located within the “Suburban Transect” on Schedule A – Transect Policy Areas of the City of Ottawa Official Plan (Figure 6). The Suburban Transect comprises neighbourhoods within the urban boundary located outside the Greenbelt. Neighbourhoods generally reflect the conventional suburban model and are characterized by the separation of land uses, stand-alone buildings, generous setbacks and low-rise building forms. The existing suburban neighbourhoods within the City are expected to gradually evolve towards 15-minute neighbourhoods.



Figure 6. Excerpt of Schedule A - Transect Policy Areas, City of Ottawa Official Plan

The following policies apply to the subject property and proposed Consent application:

- / **Policy 2 of Section 5.4.1** states that the Suburban Transect is generally characterized by Low- to Mid-density development. Development shall be:
  - a) Low-rise within Neighbourhoods;
- / **Policy 3 of Section 5.4.1** states that in the Suburban Transect, the Official Plan shall support:
  - a) A range of dwelling unit sizes in:
    - i. Multi-unit dwellings in Hubs and on Corridors; and
    - ii. Predominantly ground-oriented housing forms in Neighbourhoods located away from rapid transit stations and Corridors, with Low-rise multi-unit dwellings permitted near street transit routes.
- / **Policy 3 of Section 5.4.4** states that on lands with all of the following characteristics prior to the date of adoption of this Plan, residential development shall strive to achieve a density target of 40 units per hectare, unless there are technical infrastructure impediments as determined by the City to achieve this target:
  - a) Within the urban area;
  - b) Outside of approved Secondary Plans or Community Design Plans;
  - c) Have not received draft approval for plan(s) of subdivision;
  - d) Have not received site plan approval;
  - e) Do not have a submission of a complete *Planning Act* application for a net increase in existing residential dwellings.

**The proposed Consent application is consistent with the Suburban Transect policies of the Official Plan. The proposed Consent application will result in a new lot that will support future residential development, which will be limited to low-rise building heights, as per the applicable zoning. The proposed new lot will also result in an opportunity for future development to achieve a density target of 40 units per hectare as outlined in Policy 3 of Section 5.4.4.**

### **3.2.3 Neighbourhood Designation**

The subject property is designated as “Neighbourhood” on Schedule B8 – Suburban (East) Transect of the Official Plan (Figure 7). Neighbourhoods are contiguous urban areas that constitute the heart of communities. It is the intent of the Official Plan that Neighbourhoods, along with Hubs and Corridors, permit a mix of building forms and densities. It is recognized that Neighbourhoods are not all at the same stage of development, and as such, it is the intent of the Official Plan to reinforce elements of 15-minute neighbourhoods where they exist and seed the conditions for future 15-minute neighbourhoods where needed.

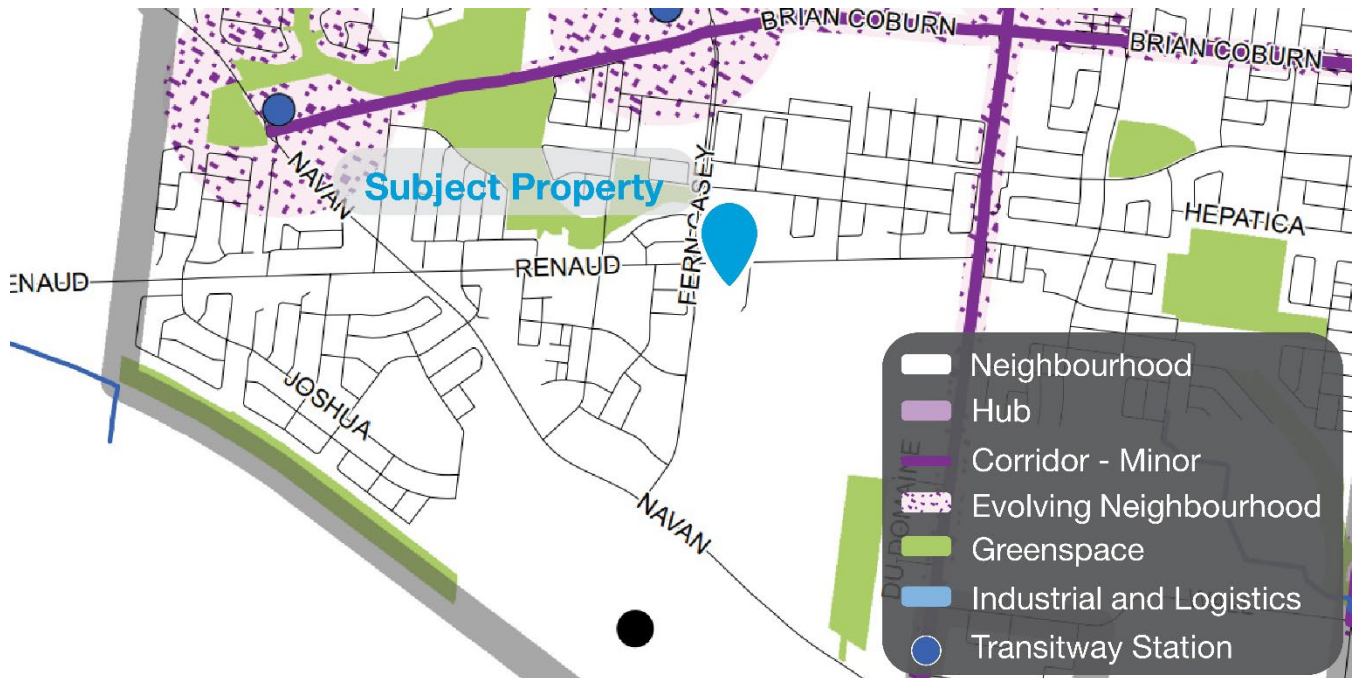


Figure 7. Excerpt of Schedule B8 - Suburban (East) Transect, City of Ottawa Official Plan

The following policies apply to the subject property and proposed Consent application:

- / **Policy 2 of Section 6.3.1** states that the permitted building heights in Neighbourhoods shall be Low-rise, except:
  - a) Where existing zoning or secondary plans allow for greater building heights; or
  - b) In areas already characterized by taller buildings.
- / **Policy 4 of Section 6.3.1** states that the Zoning By-law and approvals under the *Planning Act* shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:
  - a) Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;
  - b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1).
- / **Policy 5 of Section 6.3.1** states that the Zoning By-law will distribute permitted densities in the Neighbourhood by:
  - a) Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation forms, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities;
  - b) Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and
  - c) Provide for gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).

**The proposed Consent application is consistent with the Neighbourhood designation policies of the Official Plan. The proposed Consent application will result in the creation of a new residential lot that will be permitted to be developed with a range of low-rise dwelling types, contributing to missing middle housing. The existing detached dwelling will**

**remain on the retained lands, however the lot will be reduced in size, resulting in a lot that is no longer underutilized, advancing the City's policies as they relate to intensification.**

### **3.2.4 Drinking Water, Wastewater and Stormwater Infrastructure**

In order to meet the challenge of planning, engineering and funding water infrastructure, the City relies on a number of master plans, like the Infrastructure Master Plan, the Wet Weather Infrastructure Management Plan and the Comprehensive Asset Management Strategy. These Plans and Strategies provide comprehensive documentation of the development and evaluation of water, wastewater and stormwater servicing projects, address urban flood protection, capacity management and pollution control, and provide direction for the management of the City's physical assets. The policies in the Official Plan have been established to ensure that infrastructure in the City is safe, affordable, environmentally sound, and meets the needs of the future. The following policies apply to the subject property and the proposed Consent application:

- / **Policy 23 of Section 4.7.1** states that applications for new development will demonstrate, to the City's satisfaction, that adequate services are available and can be allocated to support the proposal:
  - a) Where adequate services do not exist or cannot yet be provided to support a development, the City may use holding provisions in accordance with the Zoning By-law to regulate the timing of development.
- / **Policy 2 of Section 4.7.2** states that development in Public Service Areas shall be on the basis of both public water and wastewater services (full services).
- / **Policy 6 of Section 4.7.2** states that partial services shall be considered only in the following circumstances:
  - a) Where servicing is necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
  - b) Within the Urban Area and in Villages where development on partial services already exists and the proposal constitute minor infill or minor rounding out provided that site conditions are suitable for the long-term provision of such services with no negative impacts; or
  - c) Where an approved study addresses the potential for further aquifer contamination by private sewage systems, or other sources of contamination.

**The subject property is located in a Public Service Area and is currently partially serviced with municipal water and a private septic system. The proposed Consent application will result in the retained lands maintaining partial servicing and the severed lands being fully serviced with municipal services, as supported by the policies in the Official Plan.**

**The existing septic system on the retained lands is located in the front yard along White Street, and the proposed Consent application will result in a severance line at the rear of the existing dwelling – as such, there will be no change to the existing septic system's operations.**

**The proposed severed lands will be serviced by municipal services. The proposed severed lands are currently subject to a holding symbol which may not be lifted until certain public services (sanitary and stormwater) are available; as such no development will occur on the severed lands until the holding symbol is lifted. The proposed severed lands will therefore be fully municipally serviced within a Public Service Area, as directed and supported by the Official Plan.**

### **3.3 East Urban Community (EUC) Community Design Plan (CDP) (Phases 1 & 2) (2013)**

The CDP for the Phase 2 lands in the East Urban Community (EUC) was approved by City Council in 2013. Along with the Community Design Plan (CDP) for the Phase 1 area, the two (2) CDP documents form the coordinated vision for development in the EUC and are intended to be read together. As per Schedule A – Land Use (Figure 8), the subject property is designated as "Existing Residential – Potential for long term redevelopment to low/medium density residential".



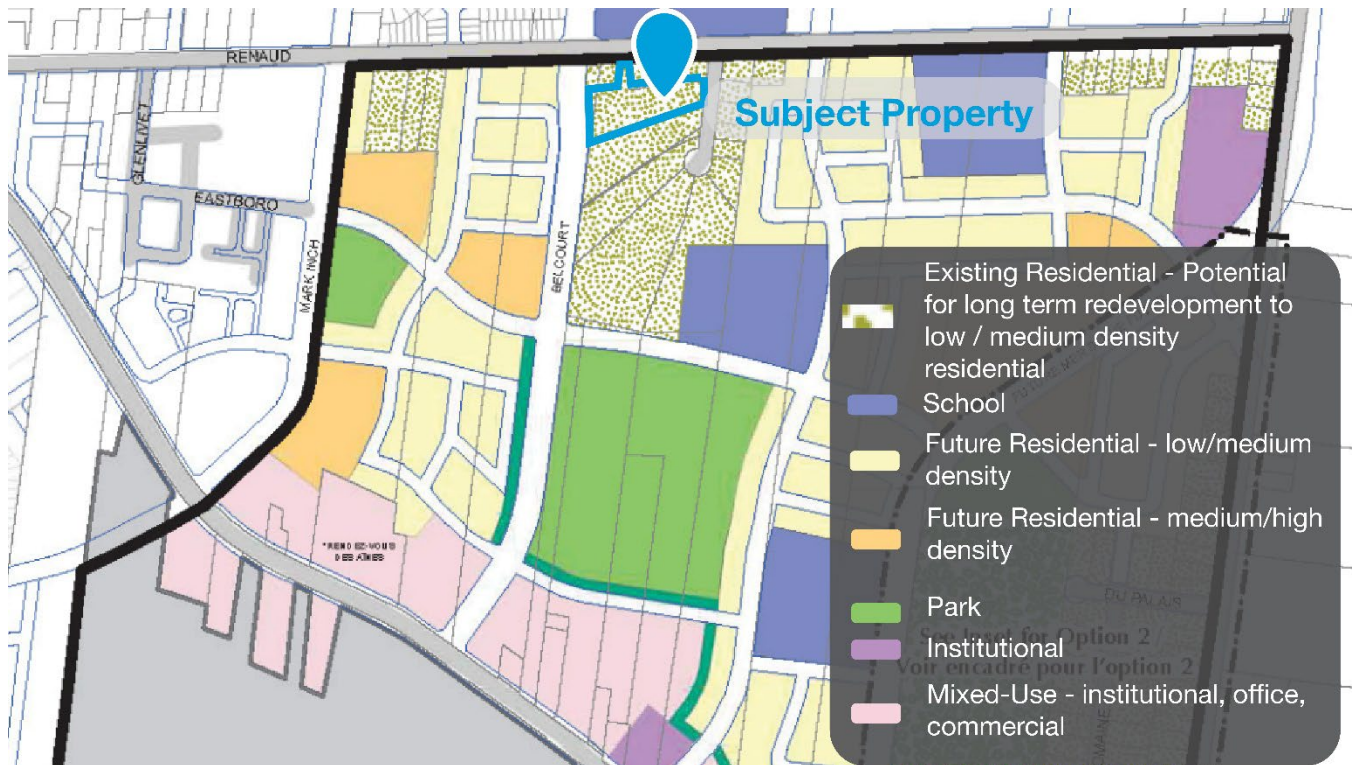


Figure 8. Excerpt of Schedule A - Land Use, EUC Phase 2 CDP

The CDP suggests that average residential densities in the Phase 2 Area could range from 28 units/net hectare to upwards of 63 units/net hectare for stacked townhomes. Section 3.1.1.4 provides direction for existing residential lands in the Phase 2 Area with the potential for redevelopment and recognizes that there are large existing lots that could be intensified. This section goes on to state that should these lots redevelop, they are to redevelop as residential uses on urban services and must meet the principles and requirements of the CDP and the design guidelines in the Phase 1 CDP.

**The proposed Consent application will facilitate intensification of a site that has previously been identified for intensification in the EUC CDP. Future development on the subject property, in accordance with the Zoning By-law, will permit a variety of low-rise dwelling types, likely resulting in densities within the range of 28 units/net hectare to upwards of 63 units/net hectare. The EUC CDP does not provide direction for the creation of new lots, however any future development on the proposed severed lands will consider the EUC CDP.**

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

The subject property is split-zoned “Residential First Density, Subzone E, Urban Exception 2873 (R1E[2873])” (retained parcel) and “Residential Third Density, Subzone Z, Urban Exception 2874, Holding (R3Z[2874]-h)” (severed parcel) in the City of Ottawa’s Comprehensive Zoning By-law (2008-250) (Figure 9).

The purpose of the R1 zone is to:

- / Restrict the building form to detached dwellings in areas designated as General Urban Area in the Official Plan;
- / Allow a number of other residential uses to provide additional housing choices within detached dwelling residential areas;
- / Permit ancillary uses to the principal residential use to allow residents to work at home;

- / Regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced; and
- / Permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing new design approaches.

The purpose of the R3 zone is to:

- / Allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan;
- / Allow a number of other residential uses to provide additional housing choices within the third density residential areas;
- / Allow ancillary uses to the principal residential use to allow residents to work at home;
- / Regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced; and
- / Permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

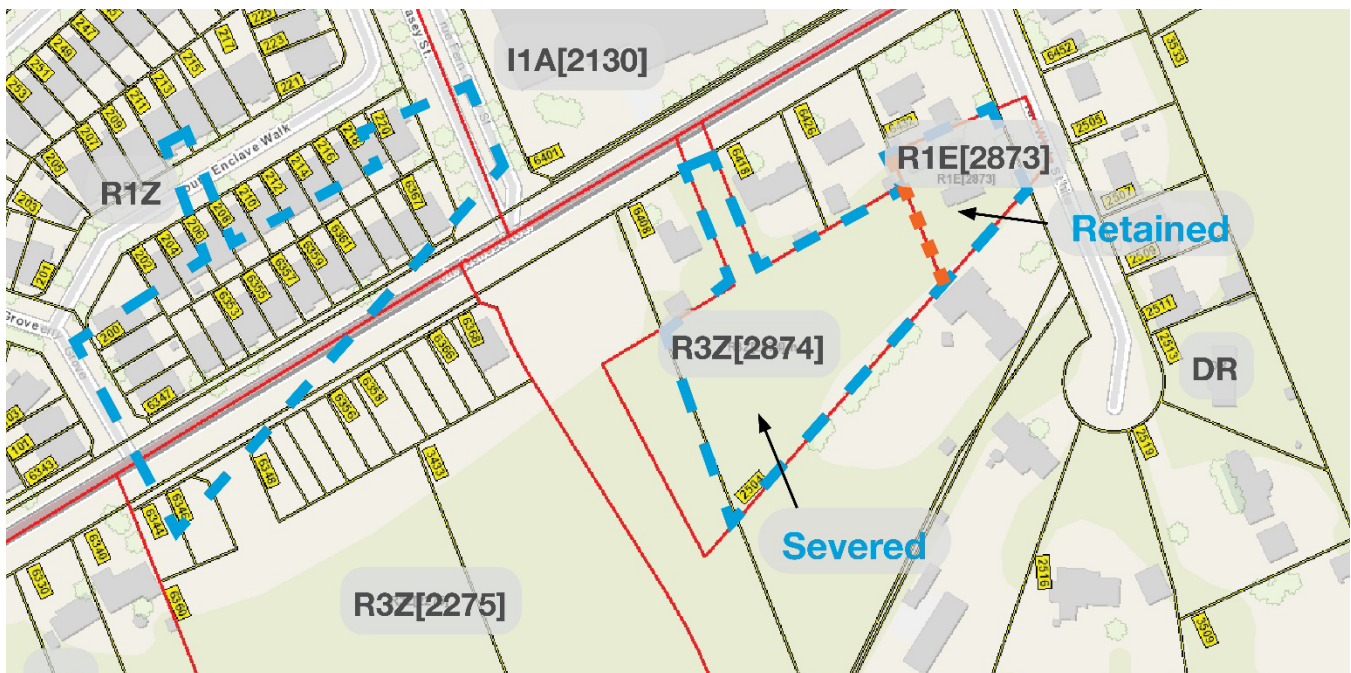


Figure 9. Excerpt of Zoning Map, Comprehensive Zoning By-law 2008-250, with subject property outlined in blue

The subject property was recently rezoned from Development Reserve (DR) to the current residential zones. The proposed severed lands are subject to a holding zone which may only be lifted once a series of conditions are completed, including approval of a Consent application to sever the lands. Additionally, the holding zone includes conditions related to servicing availability, and as such, development on the proposed severed lands will not be permitted until a time when those servicing conditions are satisfied.

Tables 1 and 2 below demonstrate the proposed retained parcel's compliance with the existing provisions of the Zoning By-law. No changes are proposed to the existing detached dwelling or the accessory detached garage on the retained parcel.

Table 1. R1E Zoning Compliance Table - Proposed Retained Lands

R1E Zoning Provisions	Required	Provided	Compliance
<b>Minimum Lot Area</b> See Note 1	930 m <sup>2</sup>	1,716.0 m <sup>2</sup>	Yes
<b>Minimum Lot Width</b>	19.8 m	30.48 m	Yes
<b>Minimum Front Yard Setback</b>	7.5 m	> 7.5 m	Yes
<b>Minimum Interior Side Yard Setback</b>	0.9 m on one side, 1.2 m on the other	North: 4.9 m South: 11.5 m	Yes
<b>Minimum Rear Yard Setback</b> See Urban Exception 2873	11 m	11.5 m	Yes
<b>Maximum Lot Coverage</b> See Note 2	25%	17.7%	Yes
<b>Maximum Building Height</b>	11 m	< 11 m	Yes

Table 2. Accessory Building Zoning Provisions - Proposed Retained Parcel

Accessory Buildings Section 54	Required	Provided	Compliance
<b>Minimum Required Setback from the Front Lot Line</b>	7.5 m	Approx. 30.9 m	Yes
<b>Minimum Required Setback from an Interior Side Lot Line or Rear Lot Line not abutting a Street</b>	Interior side yard (same as principal building): 0.9 m	Interior side yard: 1.27 m	Yes
	Rear yard: 0.6 m	Rear yard: 3.78 m	Yes
<b>Minimum Required Distance from Any other Building</b>	1.2 m	3.9 m	Yes
<b>Maximum Permitted Height</b> See Urban Exception 2873	4.5 m	4.5 m	Yes
<b>Maximum Permitted Size</b>	60 m <sup>2</sup>	60 m <sup>2</sup>	Yes
<b>Maximum Number of Accessory Buildings on a Lot</b>	2	1	Yes

The table below demonstrates the proposed severed parcel's compliance with the existing provisions of the Zoning By-law.

Table 3. R3Z Zoning Compliance Table - Proposed Severed Lands

R3Z Zoning Provisions	Required	Proposed / Provided	Compliance
<b>Minimum Lot Area</b> Section 160	1,400 m <sup>2</sup>	6,123.9 m <sup>2</sup>	Yes

<b>R3Z Zoning Provisions</b>	<b>Required</b>	<b>Proposed / Provided</b>	<b>Compliance</b>
<b>Minimum Lot Width</b> See Urban Exception 2874	11 m	11.2 m	Yes
<b>Minimum Front Yard Setback</b> Section 160	3 m		TBD
<b>Minimum Interior Side Yard Setback</b> See Urban Exception 2874	Where it abuts the easternmost property line: 5 m  Where it abuts the westernmost property line: 3 m  Otherwise: for a yard abutting a lot line of any adjacent lot in any zone, the setbacks is 1.2 m for the first 21 m back from the front lot line. In all other circumstances, the required yard setbacks is 6 m	TBD	TBD
<b>Minimum Rear Yard Setback</b> See Section 160 Note 4	6 m	TBD	TBD
<b>Maximum Building Height</b> See Urban Exception 2874	11 m	TBD	TBD

While the design of any future residential development on the proposed severed parcel has not been finalized, the proposed severed parcel is in compliance with the applicable provisions of the Zoning By-law. Any future development will be subject to a detailed zoning compliance review at the time of Site Plan Control and/or Building Permit application(s).



## 4.0 Conclusion

In our professional opinion, the Consent application represents good planning and meets the applicable evaluation criteria established in the Planning Act.

The Ontario Planning Act outlines the powers and criteria for land conveyance in Ontario. Per Section 53(12), in determining if a consent is to be given, a Council (or Committee of Adjustment) shall have regard for the criteria under subsection 51(24). The proposed severance meets the criteria of subsection 51(24) as follows:

**(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;**

The proposed severance is consistent with the matters of provincial interest and the Provincial Policy Statement. The proposed Consent will facilitate the provision of housing in a location where there is planned and available infrastructure.

**(b) whether the proposed subdivision is premature or in the public interest;**

The proposed Consent will result in the creation of one (1) new lot that will be permitted to be developed with low-rise residential uses. The proposed Consent will provide an opportunity for development of an underutilized lot, as identified in the East Urban Community Phase 2 Community Design Plan. The proposed Consent is not considered to be in the public interest, as it will provide an opportunity for new housing in the City's urban area with no undue adverse impacts to the surrounding area. A holding symbol will ensure that development of the severed lands is not premature and will only take place once appropriate servicing infrastructure is available.

**(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;**

The proposed Consent conforms to the City of Ottawa Official Plan and the East Urban Community Phase 2 Community Design Plan, as outlined in this report.

**(d) the suitability of the land for the purposes for which it is to be subdivided;**

The intent of the Consent is to create one (1) new lot from the existing parcel of land. A sufficient parcel size has been proposed for the severed land that can accommodate a future low-rise residential development. The retained lot will be of a sufficient size to maintain the existing dwelling and septic system.

**(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;**

No housing is proposed to be constructed as part of this severance application.

**(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 severed parcel will front onto Renaud Road, while the retained parcel will front onto White Street. Both frontages are onto public roads that are maintained and sufficient to support the proposed Consent.

**(f) the dimensions and shapes of the proposed lots;**

The proposed Consent will sever the existing property into two (2) regular-shaped lots that are compliant with the required zoning provisions. The retained parcel's area will continue to adequately support the detached dwelling and septic system located in front of the dwelling. The severed parcel will have a narrow portion of property that provides access from Renaud Road, the lot width is compliant with the Zoning By-law.

**(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 applicable zoning performance standards for the both the severed and retained parcels of land.

**(h) conservation of natural resources and flood control;**

There are no significant natural resources or flood concerns identified on the subject lands. Any future development of the severed parcel will be required to follow all policies as they relate to natural resources and flood control.

**(i) the adequacy of utilities and municipal services;**

The retained parcel will maintain partial servicing (municipal water and private septic), while the severed parcel will be required to connect to municipal services. As part of a recent rezoning of the subject property, a holding zone was applied to the proposed severed parcel that restricts development until such a time that municipal sanitary sewer services have been extended to the retained parcel and there is availability to connect to municipal storm water infrastructure.

**(j) the adequacy of school sites;**

No school site will be directly affected as a result of the proposed severance. Further, the proposed severance is not anticipated to have an undue adverse impact on the adequacy of nearby schools.

**(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 proposed to be conveyed or dedicated for public purposes.

**(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.**

There is no active Site Plan Control application for the subject property. The severed parcel may be subject to a future Site Plan Control application if the parcel is developed with more than 10 units, however future development plans of the severed parcel are still to be determined and finalized.

**The proposed Consent application is required for the appropriate development of the subject property's proposed retained lands. A Plan of Subdivision is not required for land division of this limited scale, and the proposed Consent meets all of the criteria for division of land established in Section 51(24) of the *Planning Act*. The proposal is not anticipated to generate any undue adverse impacts on adjacent properties. The proposed Consent is consistent with the policies of the Provincial Policy Statement; conforms with the policies of the City of Ottawa Official Plan and the East Urban Community Phase 2 Community Design Plan; and complies with the applicable provisions of the City of Ottawa Comprehensive Zoning By-law.**

Sincerely,



Patricia Warren, M.Pl.  
Planner



Nico Church, MCIP RPP  
Senior Planner