

August 10, 2023

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

**RE: Application for Consent (Lot Line Adjustment)**  
**3882 Barnsdale Road and 3960 Greenbank Road, Ottawa**

**Committee of Adjustment**  
Received | Reçu le

**2023-08-25**

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

Dear Mr. Bellemare,

Fotenn Planning + Design ("Fotenn") has been retained by Greenfield Limited Partnership (the "Owner") to act on their behalf to prepare and submit a Consent application to the Committee of Adjustment. The intent of the application is to request consent from the Committee of Adjustment for a lot line adjustment between 3882 Barnsdale Road and 3960 Greenbank Road.

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

- / Completed application form;
- / Parcel Abstract;
- / Draft Reference Plan; and
- / Cheque in the amount of \$4,170.83.

Sincerely,



Thomas Freeman, B.URPL  
Planner



Jaime Posen, MCIP RPP  
Associate

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## Site Context and Surrounding Area

The subject lands, known municipally as 3882 Barnsdale Road and 3960 Greenbank Road, are located in Barrhaven South, immediately east of Highway 416 and Borrisokane Road. The lands feature a total area of approximately 52 hectares, with approximately 640 metres of frontage on Barnsdale Road to the south and 750 metres of frontage on Borrisokane Road to the west. The subject lands are legally described as Part of Lots 6 and 7, Concession 3 (Rideau Front), Geographic Township of Nepean. The subject lands described with PIN 04592-4904 are owned by Greenfield Limited Partnership.

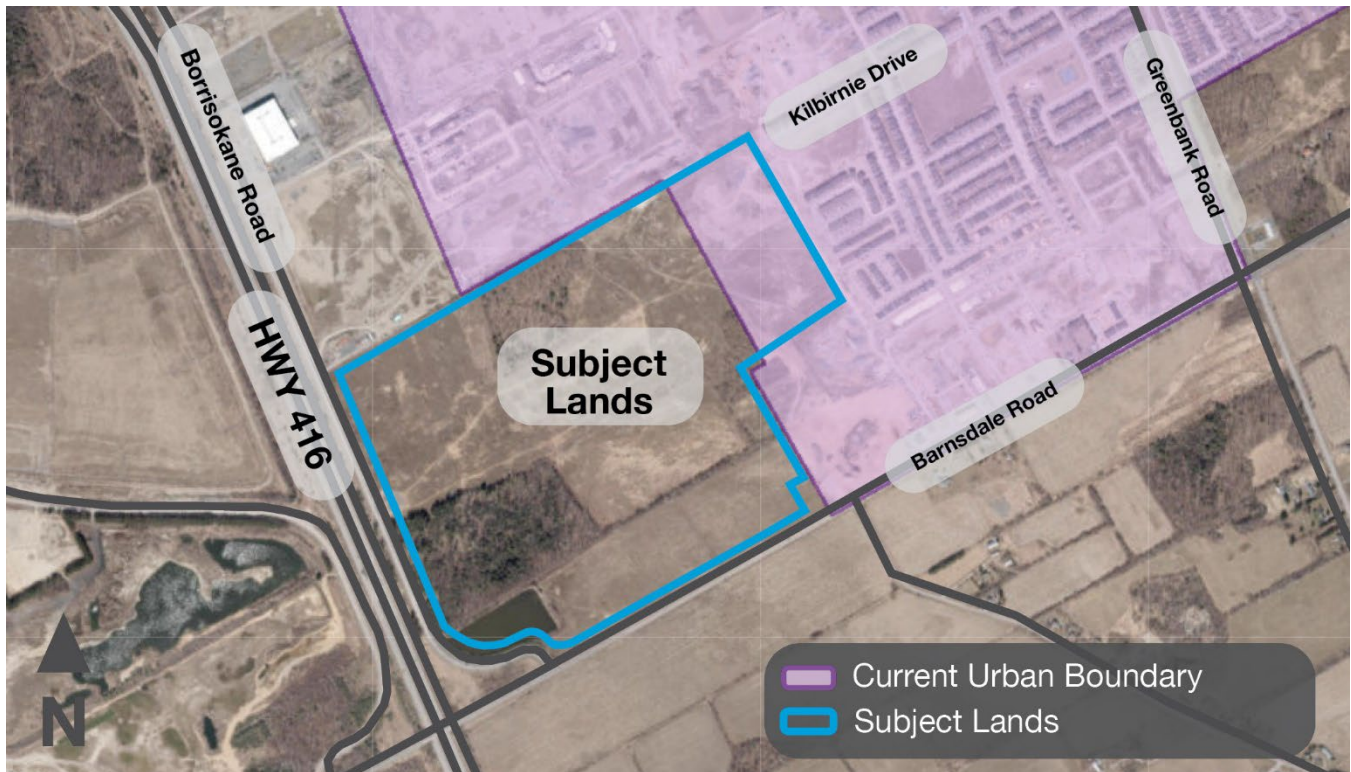


Figure 1: Subject lands and current urban boundary

The subject lands were included in the urban boundary through the Ministerial approval of the new City of Ottawa Official Plan. The lands remain subject to the Future Neighbourhood Overlay in the Official Plan, which must be lifted before development can proceed. Until that process is complete, the current rural zoning remains in place.

### 1.1 Surrounding Context

The subject lands are located within the developing Barrhaven South community and are generally located west of the majority of existing built-up areas. The context surrounding the subject lands includes:

**North:** Immediately north of the subject lands are vacant lands that front onto Borrisokane Road. Further north on Borrisokane road is an industrial building. The subject lands also abut a residential subdivision to the north.

**East:** The subject lands abut a developing subdivision to the east, marketed as Minto's Quinn's Pointe community. The new alignment of Greenbank Road is located to the east, with a portion to be dedicated from the 3960 Greenbank Road property.

**South:** The subject lands abut Barnsdale Road to the south. South of Barnsdale Road are rural agricultural lands.

**West.** The subject lands abut Borrisokane Road to the west. Parallel to Borrisokane Road runs Highway 416, a provincial freeway. Further west is the Trail Road Solid Waste Disposal site.

# Proposed Severance

The Owner is proposing to adjust the lot line between 3882 Barnsdale Road and 3960 Greenbank Road for conveyance purposes. Part 2 on the accompanying Draft Reference Plan, measuring approximately 29.14 hectares in area, will be severed and consolidated with 3960 Greenbank Road as a condition of approval.

The proposed line of severance continues the existing property line between the properties southward, with a slight westward jog in the line to account for the buffer to the landfill to the west, as well as opportunities to maintain natural drainage patterns. No specific development is proposed as part of this consent application and the use of the lands will be determined through the forthcoming Community Design Plan (CDP) and Secondary Plan process when the Future Neighbourhood Overlay is lifted under the process prescribed in the Official Plan.

At this time, existing ownership of the parcels is proposed to continue, with Part 2 (severed lands) merging with the Minto parcel labeled as Part 3. Figure 2 below illustrates the proposed lot line adjustment process.

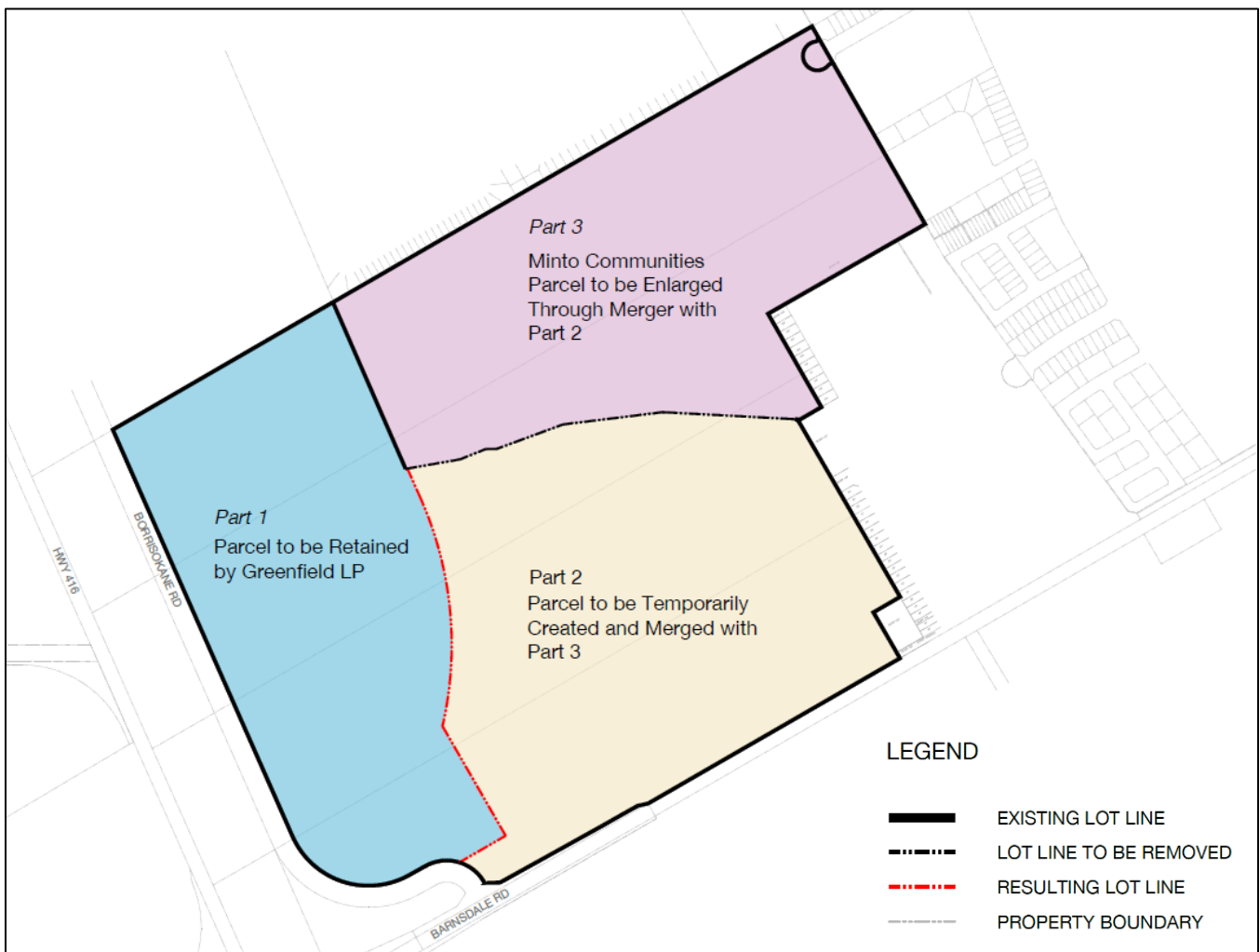


Figure 2: Proposed lot line adjustment, including severed and retained lands

The proposed severed lands will have a frontage of approximately 640 metres on Barnsdale Road to the south and a lot depth of approximately 520 metres. The proposed severed lands have an area of 23.55 hectares (235,494.7 square metres).

After consolidation with 3960 Greenbank Road, the resulting parcel will have a total area of 55.06 hectares (550,571.5 square metres).

The proposed retained lands (Part 1) will have approximately 750 metres of frontage on Borrisokane Road to the west and a lot depth of approximately 340 metres. The parcel will have an area of approximately 23.5 hectares (235,495 square metres).

## 3.0 Policy and Regulatory Context

### 3.1 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 is a lot line adjustment with no public infrastructure, a plan of subdivision is not required. The proposed lot line adjustment meets the applicable 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 is consistent with the policies of the Provincial Policy Statement (2020) by creating the conditions for future compatible development on the lands.
- b) **Whether the proposed subdivision is premature or in the public interest;**  
The application is not premature and is in the public interest. No specific development is proposed as part of this application, and the proposed lot line will enable compatible development in the future, as directed through the forthcoming CDP and Secondary Plan process.
- c) **Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;**  
The subject lands are subject to the Future Neighbourhood Overlay policies of the Official Plan, which requires completion of a CDP and Secondary Plan process before development can proceed. No specific development is proposed at this time. Consequently, the proposed lot line adjustment conforms to the Official Plan.
- d) **The suitability of the land for the purpose for which it is to be subdivided;**  
The proposed consent requests the severance of one (1) existing parcel of land, which is to be consolidated with an adjacent parcel of land. Both of the proposed lot and the retained lot comply with the applicable minimum lot sizes and lot widths under the Zoning By-law. The site conditions are generally appropriate for future development, which will be further confirmed through subsequent policy processes and development approvals.
- 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 and urban road network of the City of Ottawa.
- f) **The dimensions and shapes of the proposed lots;**  
Both the severed and retained lots exceed the minimum required lot width and lot area and have frontage on arterial roads. The resulting lots are sufficiently large and appropriately sized to accommodate future development that is efficient and functional.
- 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 proposed consent complies with the zoning performance standards for lot width and lot area and does not restrict any future development on the subject lands or development on adjacent lands.
- h) **Conservation of natural resources and flood control;**  
No specific development is proposed at this time. Further environmental study of the subject lands will be conducted as part of the CDP and Secondary Plan process.

**i) The adequacy of utilities and municipal services;**

No specific development is proposed at this time. Utilities and municipal servicing will be determined through forthcoming policy and development approvals processes.

**j) The adequacy of school sites**

No specific development is proposed as part of this consent application. School sites will be determined through the future CDP, Secondary Plan and Plan of Subdivision processes.

**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 dedicated to the City of Ottawa.

### 3.2 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 PPS promotes the development of strong communities, which rely on the establishment of efficient land use and development patterns and the accommodation of an appropriate range and mix of uses.

The relevant policy interests to the subject application are as follows:

#### 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

##### 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;
- / avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and
- / 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;

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

**The subject lands are part of the urban settlement area and will be subject to forthcoming CDP and Secondary Plan processes.**

**The proposed consent is consistent with the Provincial Policy Statement by maintaining the potential for future compatible and efficient development.**

### 3.3 City of Ottawa Official Plan (2022, as amended)

The Official Plan for the City of Ottawa was approved November 4, 2022. The Plan provides a framework for growth and development in the City to 2046, when the City's population is expected to surpass 1.4 million people. The Official Plan

directs how the City will accommodate this growth over time and establishes policies to guide the development and growth of the City.

When the Official Plan was approved on November 4, 2022 by the Minister of Municipal Affairs and Housing, the subject lands were identified for urban settlement area expansion on Schedule C17 – Urban Expansion Areas. In order to formally bring the lands into the urban boundary and permit future development, a Community Design Plan must be prepared and approved for the contiguous urban boundary expansion area.

Until such time as the CDP is approved and a Secondary Plan is adopted, the lands remain subject to the current rural zoning, which restricts the use of the lands to rural uses. No development or site alteration is proposed as part of this consent application.

The majority of the subject lands are currently located within the Rural Transect and designated Rural Countryside as shown on Schedule B9 – Rural Transect. An extract from Schedule B9 is shown in Figure 3 below.

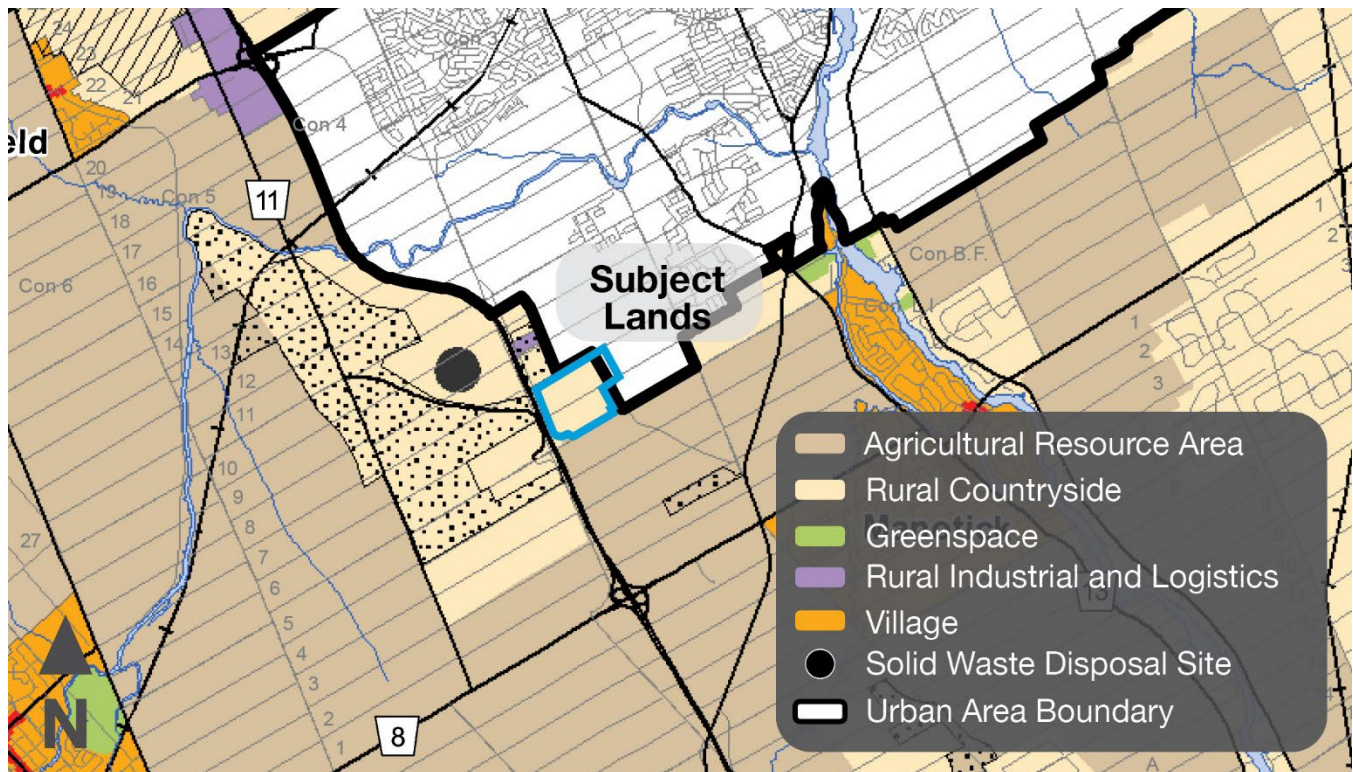


Figure 3: Schedule B9 - Rural Transect

The majority of the subject lands are designated Future Neighbourhood Overlay. The balance of the lands along the western edge are designated Industrial and Logistics on Schedule C17 of the Official Plan. An extract from Schedule C17 is shown in Figure 4 below.



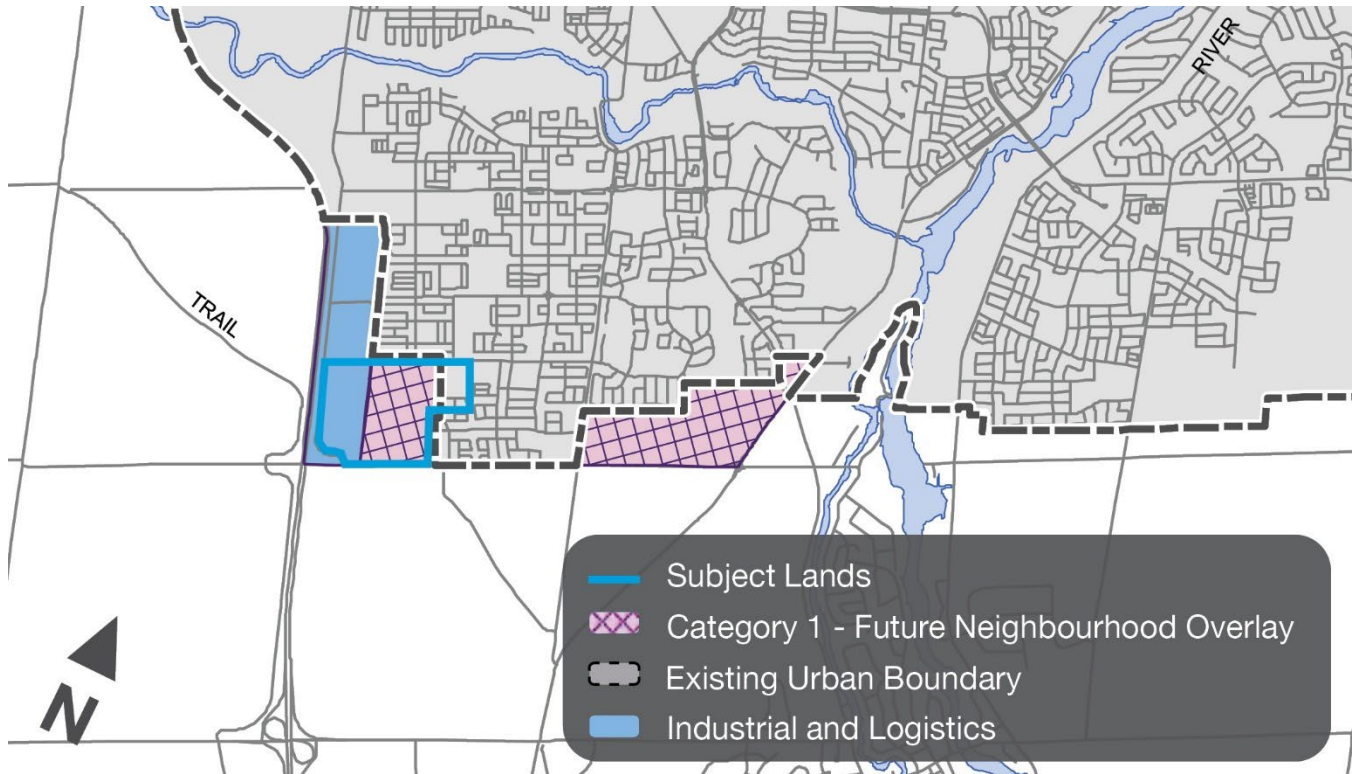


Figure 4: Schedule C17 - Urban Expansion Areas

### 3.3.1 Rural Transect

The intent of the Rural Countryside designation is to accommodate a variety of land uses that are appropriate for a rural location, limiting the amount of residential development and support industries that serve local residents and the travelling public, while ensuring that the character of the rural area is preserved. The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location, limiting the amount of residential development and support industries that serve local residents and the travelling public, while ensuring that the character of the rural area is preserved.

**Policy 9.2.2.1** states that the following uses may be permitted in the Rural Countryside designation:

- / Forestry, conservation and natural resource management activities;
- / Agriculture, agriculture-related and on-farm diversified uses;
- / Residential uses according to the policies of this plan;
- / Animal services boarding, breeding and training and equestrian establishments;
- / Bed and breakfasts;
- / Utility Installations;
- / Cemeteries; and
- / Sand and gravel pits

**The proposed consent does not propose a change in use for the subject lands.**

**Section 9.2.3** aims to limit the fragmentation of rural lands and ensure the preservation of health.

**Policy 9.2.3.1** states that in the case of non-residential uses, for the creation of three or more lots in a three-year period, development shall be by plan of subdivision.

**No new lots are proposed to be created as part of this consent application. A future plan of subdivision will be sought once the subject lands are brought into the urban boundary.**

**Policy 9.2.3.3** establish criteria for Lot creation for the purpose of a residential use.

**The proposed consent does not create any new lots for the purpose of a residential use.**

### **3.3.2 Future Neighbourhood Overlay**

The Future Neighbourhood Overlay is applied to lands that have been added to the urban boundary to accommodate City growth in the Suburban Transect. The Future Neighbourhood Overlay is intended to guide development in these areas towards creating walkable 15-minute neighbourhoods that are well-served by rapid transit. The policies for lands in the Future Neighbourhood Overlay are outlined in section 5.6.2 of the Official Plan.

**Policy 5.6.2.1.1** states that development may only receive draft approval or final approval on land within the Future Neighbourhoods Overlay once the overlay has been removed through an Official Plan Amendment. Removal of the overlay can only occur once the policies of this section have been satisfied.

**No development or site alteration is proposed as part of this consent application. All future development will go through the prescribed process to remove the overlay.**

**Policy 5.6.2.1.2** states that the underlying designation within the Future Neighbourhoods Overlay is Neighbourhood. Through the Official Plan amendment to remove the overlay, other designations may be established, where applicable, and shall be consistent with designations of the parent Official Plan.

**Policy 5.6.2.1.9** states that all parcels that form part of a larger contiguous expansion area must proceed through the same community design plan process and cannot proceed independently of the larger area. The City will only consider the removal of the overlay from the land designated Future Neighbourhood upon the completion of a studies and a secondary plan for the whole area.

**The proposed consent application does not create any new lots within the Future Neighbourhood Overlay, nor does it change any Official Plan designations.**

**Policy 5.6.2.1.10** states that the CDP process for the Category 1 lands located in Barrhaven south, north of Barnsdale Road shall include the adjacent lands designated Industrial. The lands designated Industrial can only be developed when a CDP and associated studies have been approved.

**As no specific development is proposed at this time, the proposed lot line adjustment will continue to enable functional and efficient development in the future, as directed through the forthcoming CDP and Secondary Plan processes.**

### **3.3.3 Industrial and Logistics**

Industrial and Logistics areas are preserved to cluster economic activities relating to manufacturing, logistics, storage and other related uses. This designation corresponds to the manufacturing and warehousing activities within employment areas as defined by the Provincial Policy Statement. These uses generally cannot fully integrate with sensitive land uses and are

not suited or are priced out of other designations, such as Hubs and Corridors. Section 6.4 of the Official Plan establishes polices for areas designated Industrial and Logistics.

**The proposed consent application does not affect the viability of the future industrial lands along Borrisokane Road.**

**3.3.4 Committee of Adjustment Processes**

Section 11.5 of the Official Plan outlines policies that provide direction for the Committee of Adjustment process, including Consent and Minor Variance applications.

**Policy 11.5.8** states that the City shall permit lot adjustments in any land-use designated for legal or technical reasons. For the purposes of this section, legal or technical reasons include severances for purposes such as easements, corrections of deeds, quit claims and minor boundary adjustments, which do not result in the creation of a new lot or render an existing lot as non-complying.

**The proposed consent application does not result in the creation of a new lot nor render an exiting lot as non-compliant.**

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

The subject lands are split-zoned. The northern portion of the subject lands are zoned MR1 -Mineral Aggregate Reserve Zone and the southern portion of the subject lands are zoned RU – Rural Countryside Zone. A small portion of the subject lands are zoned AG2 – Agricultural Zone, as illustrated on the zoning map in Figure 5 below.

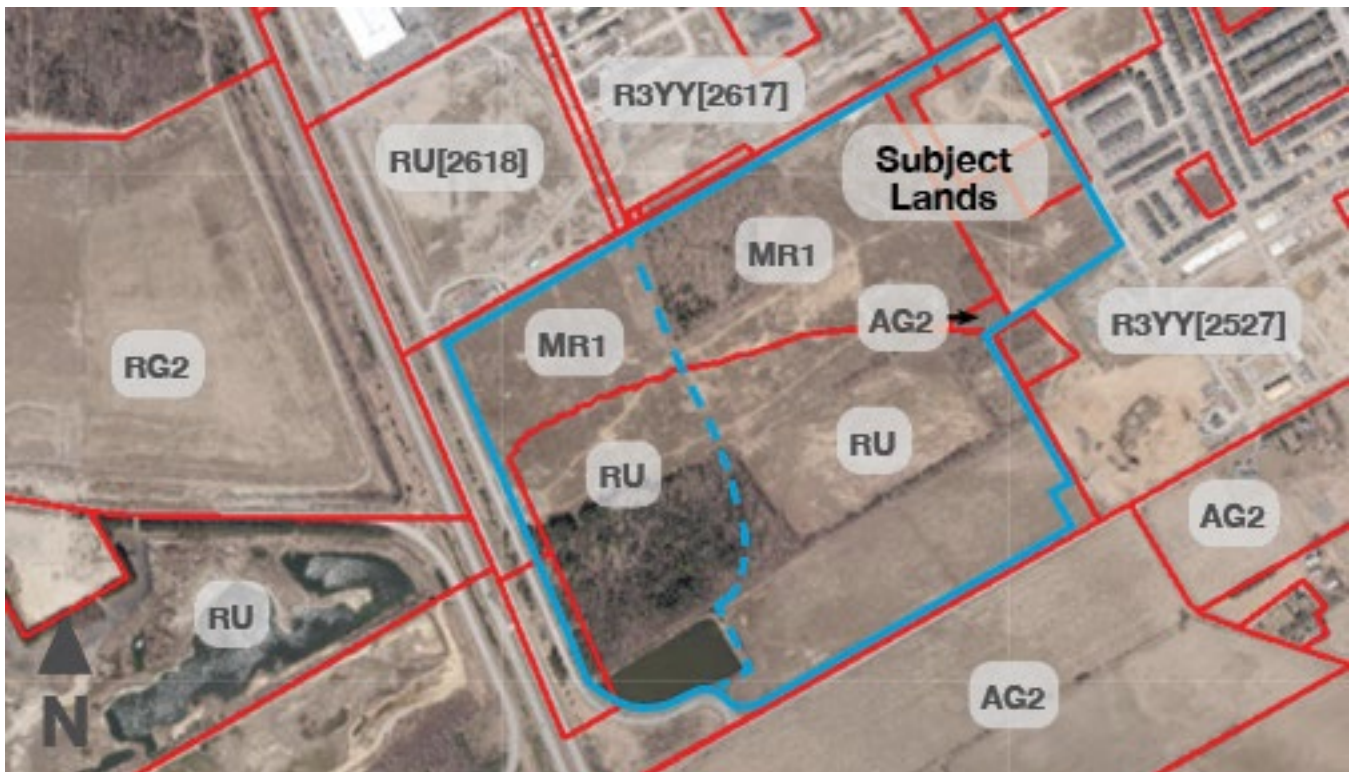


Figure 5: Zoning Map of the subject lands

The following table outlines the performance standards for minimum lot area and width for the retained and resulting severed lot.

<b>MR1 Zone Provisions</b>	<b>Requirement</b>	<b>Retained Lot</b>	<b>Resultant Severed lot</b>
<b>Minimum Lot Width</b>	30 metres	340 metres	520 metres
<b>Minimum Lot Area</b>	10 hectares	23 hectares	55 hectares

<b>RU Zone Provisions</b>	<b>Requirement</b>	<b>Retained Lot</b>	<b>Resultant Severed lot</b>
<b>Minimum Lot Width</b>	60 metres	340 metres	520 metres
<b>Minimum Lot Area</b>	2 hectares	23 hectares	55 hectares

<b>AG2 Zone Provisions</b>	<b>Requirement</b>	<b>Retained Lot</b>	<b>Resultant Severed lot</b>
<b>Minimum Lot Width</b>	60 metres	Not zoned AG2	520 metres
<b>Minimum Lot Area</b>	18 hectares	Not Zoned AG2	55 hectares

The proposed lot sizes and widths comply with the provisions of the City of Ottawa Zoning By-law.

## 4.0 Conclusion

It is our professional opinion that a full Plan of Subdivision is not required for the proposed lot line adjustment, and a Consent is appropriate.

The proposed lot line adjustment satisfies the Planning Act criteria for a Consent. Additionally:

- / The proposal is consistent with the policies of the Provincial Policy Statement (2020);
- / The proposal conforms to the policies of the Official Plan (2022);
- / The proposal complies with the City of Ottawa Comprehensive Zoning By-law (2008-250) for minimum lot area and minimum lot width.

Sincerely,



Thomas Freeman, B.URPL  
Planner



Jaime Posen, MCIP RPP  
Associate