

October 4, 2023

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

**Committee of Adjustment**  
Received | Reçu le

2023-10-11

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

**RE: Application for Consent (Infill)**  
**6784 Fernbank Road**  
**Part of Lot 18, Concession 9**  
**Geographic Township of Goulbourn**  
**City of Ottawa**  
**Owner: Ivica Plazonja**

Dear Committee Members,

ZanderPlan Inc. has been retained by the property owner to assist with a single Severance Application for the property located at 6784 Fernbank Road, described as Part of Lot 18, Concession 9, in the Geographic Township of Goulbourn. The property is rectangular in shape and resides within the rural area of Ottawa. The property owner is looking to sever the existing house into a 0.8 hectare parcel on the North East of the property, retaining 7.01 hectares for infill residential purposes. An Environmental Impact Study has been prepared by BCH Environmental due to the proximity of Significant Wetlands through the middle of the property and identified Natural Heritage Features Identified on the Official Plan. The subject property resides within the Rural Countryside and Greenspace land use designation on Schedule B-9 in addition to Significant Wetlands and Natural Heritage System Core Area on Schedule C11 of the City of Ottawa's Official Plan. The lands are zoned Rural Countryside (RU) and Environmental Protection (EP-3) located within Area D in the City of Ottawa Zoning By-Law. The proposed severance size adheres to the following policies and provisions for rural lands, while the retained is considered undersized, below 10 hectares. Therefore the proposed severance and retained shall be deemed feasible under the infill policies (Sec. 9.2.3.3 (g)) of the Official Plan.

**SITE LOCATION**

The subject property is located off the main intersection of Blacks Side Road and Fernbank Road with a civic address of 6784 Fernbank Road, falling in Part of Lot 18, Concession 9 in the former municipality of Goulbourn (Figure 1). The lot is approximately 71,144sq.m and currently contains a residential dwelling, setback approximately 17 metres from the front lot line, and 2 outbuildings located in the North Eastern portion of the lot. The depth of the lot is approximately 633 metres with identified Provincially Significant Wetlands through the middle portion of the subject property, leaving the North end of the retained clear for a future building envelope. An Environmental Impact Study (EIS) has been completed identifying a building envelope of 0.19ha at the front of the retained parcel where impacts on surrounding natural heritage features will be minimal. The retained lot is currently vacant and shall be located between two existing dwellings situated no more than 250 metres apart, complying with the Infill Policies of the Official Plan, as the proposed retained lands are less than 10 hectare.



**Figure 1. Aerial of Subject Property**

Surrounding properties consist of a range of small to large rural residential lots, including the developed lots with frontage onto the opposite side of Fernbank Road. The proposed severance and retained will provide opportunities for an additional residential lot in the rural area, while maintaining a cohesive and compatible rural community along Fernbank Road.

**PROVINCIAL POLICY STATEMENT, 2020**

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

**Section 1.0** of the PPS speaks to efficient land use and development patterns to support sustainability through the promotion of strong, liveable, healthy and resilient communities. The subject land adheres to this policy as the proposed severance will create an additional lot fronting to an existing municipal road, creating an increase in value to the lands and to the community while maintaining compatibility with the surrounding rural area. The new lot is developed while the retained lot will use existing infrastructure and private individual servicing, contributing to the supply of housing opportunities in the City.

**Section 1.1** of the PPS speaks to managing and directing land use in order to achieve efficient and resilient development. The site is located within a rural area with the proposed severance, severing the existing house and offering an opportunity for an additional residential lot on the retained lands, within the rural communities. This will aid in housing opportunities while supporting and promoting the sustainability of these smaller rural communities without affecting settlement area boundaries or the surrounding environment.

**Section 1.1.4** of the PPS speaks to Rural Areas in Municipalities and the importance of leveraging rural assets and amenities and protecting the environment as a foundation for a sustainable economy. The subject property currently maintains an existing dwelling on the Northeast side of the lot. The proposed severance will encompass the existing dwelling leaving the retained lands with 67 metres of frontage along Fernbank Road. The retained lands will consist of approximately 7 hectares, continuing to build upon the rural residential character (Sec. 1.1.4.1[a]). Both the severed and retained lots are similar in size to existing rural residential lots in the area, maintaining a consistent and cohesive mix and range of residential properties (Sec. 1.1.4.1[b]). The proposed severance will utilize a total of 8,000 sq.m of the property, leaving the remaining 70,144 sq.m of land, with 1,967sq.m of buildable area as identified by an EIS, with enough buffering to conserve the biodiversity of the identified Natural Heritage Features located on the property (Sec. 1.1.4.1[h]). The size of the proposed severance will adhere to the provisions of the Rural Countryside designation and zoning. The retained parcel adheres to the Rural Infill Policies of the Rural Countryside designation.

**Section 1.1.5** of the PPS speaks to Rural Lands in Municipalities. Permitted uses shall include residential development, including lot creation that is locally appropriate (Sec. 1.1.5.2[c]). It will be demonstrated through review of the Official Plan the proposed severance is locally appropriate based on the infill policies of the Plan. An EIS completed for the property has identified a building envelope to ensure future development of the retained is compatible with the rural landscape and sustainable under current rural service levels (Sec. 1.1.5.4). An MDS calculation has been completed for nearby barns to demonstrate the severance is compatible with minimum distance separation formulae (Sec. 1.1.5.8). The proposed severance is permitted and appropriate for the Rural Lands on which it is proposed.

**Section 1.2.6** speaks to Land Use Compatibility, noting that *“Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects”*. The future development of the proposed retained lot does not meet the definition of a major facility as defined the Provincial Policy Statement and shall not present any adverse effects from contaminant discharges, noise, odour, or other public health risks. There are no surrounding uses falling within the major facilities classification of the subject property that would result in a conflict with the future proposed residential development. The severance can comply with minimum distance separation from nearby barns.

**Section 1.6** speaks to infrastructure and public service facilities. The future residential development of the retained lands will require a private individual well and septic system, as there is no municipal services in this rural part of the City. The proposed severance is already developed on private services. The identified building envelope of the retained is large enough to ensure the proper spacing and setbacks are in place for any future development and implementation of private services without infringing upon Natural Heritage Features.

**Section 2.1** of the PPS speaks to Natural Heritage. The subject site is located in a rural residential area with identified natural heritage features found on the retained subject property. The proposed severance is located outside of these areas in order to protect and conserve the biodiversity found within these areas. There shall be ample room on the retained lands to support future development that fully respects the required natural heritage setbacks as supported by an Environmental Impact Statement completed by BCH Environmental.

**Section 2.2** speaks to Water. There are no significant surface or groundwater resources identified on the severed lot. A small watercourse/ditch runs through the subject property across the middle of the retained lands, but will not be affected by the proposed severance or future building area of the retained.

**Section 2.3** speaks to Agriculture, with no identified significant agricultural resources identified on or surrounding the subject property. A total of three livestock buildings have been identified within proximity to the subject property. The required MDS calculations have been completed. The closest livestock facility, located at 6878 Fernbank Road, requires a MDS setback of 103 metres. All three calculated setbacks do not encroach onto the severed or retained lands of the subject property, thereby meeting the intent of the MDS guidelines.

**Section 2.4** speaks to Minerals and Petroleum, with no identified resources found on the subject property.

**Section 2.5** speaks to Mineral Aggregate Resources, with no identified resources found on the subject property.

**Section 2.6** speaks to Cultural Heritage and Archaeology; given that the existing lot is somewhat developed, it is unlikely to contain resources of archaeological or cultural significance.

**Section 3.0** of the PPS speaks to Protecting Public Health and Safety with policies related to natural and man-made hazards. The subject site does not contain any identified natural hazards or known man-made hazards and there have been no documented sources of contamination on the property.

Overall, the proposed severance is consistent with the policies in the 2020 Provincial Policy Statement.

### **CITY OF OTTAWA OFFICIAL PLAN, 2022**

The Official Plan sets forth broad policies that will help govern growth and change in Ottawa, as well as specific policies dependent upon land use designations. The subject property is designated Rural Countryside and Greenspace on the City of Ottawa Official Plan Schedule B9 – Rural Transect (See Figure 2). The property falls within a Natural Heritage System Core Area with Significant Wetlands and Natural Heritage Overlays as seen on the City of Ottawa Official Plan Schedule C11-A – Natural Heritage System West (See Figure 3). The property falls outside the Wellhead Protection Areas of Richmond and Munster, does not contain identified organic soils, and is outside of the floodplain area to the rear of the retained lands as seen on the City of Ottawa Official Plan Schedule C15 – Environmental Constraints (See Figure 4).

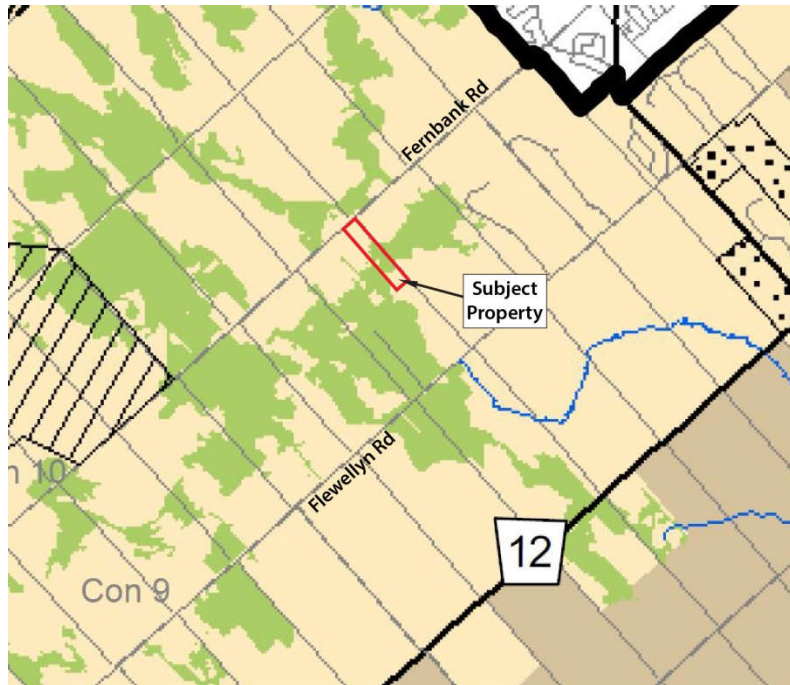


Figure 2 – Official Plan Schedule B9 – Rural Transect

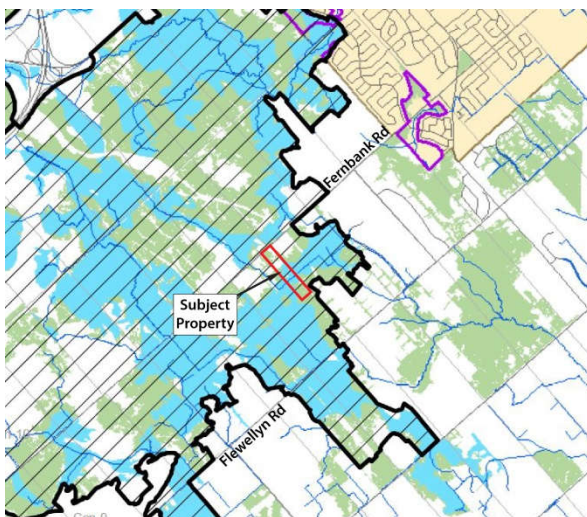


Figure 3 – Official Plan Schedule C11-A –  
Natural Heritage System (West)

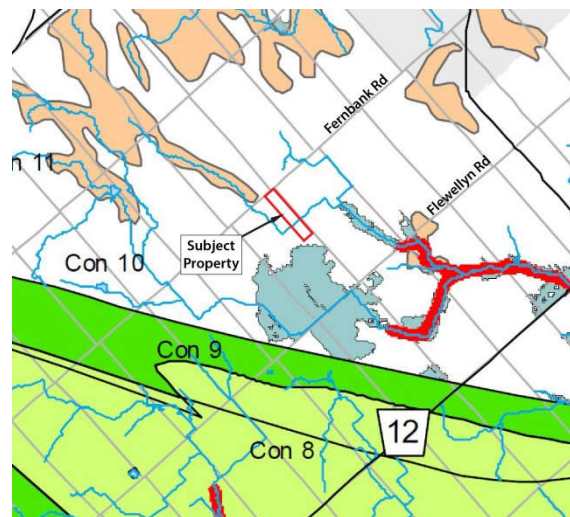


Figure 4 – Official Plan Schedule C15 –  
Environmental Constraints

**Section 2** of the Official Plan speaks to Strategic Directions with a number of Big Policy Moves listed to help the City increase liveability. Big Policy Move #1 seeks to achieve more growth through intensification rather than greenfield development. Intensification is one of the Cross-

Cutting Issues found in Section 2.2. **Section 2.2.1** provides the following definition for Intensification:

*The development of a property, site or area at a higher density than currently exists through:*

- a) The creation of new units, uses or lots on land on previously developed land in existing communities, including the reuse of brownfield sites;*
- b) The development of vacant and/or underutilized lots within previously developed areas;*
- c) Infill development; or*
- d) The expansion or conversion of existing buildings.*

The proposed severance at 6784 Fernbank Road represents intensification as sought by the new Official Plan policies. The proposal will proceed under the infill severance policies of the Official Plan in order to create a lot on developed land for new residential use.

**Section 4** of the Official Plan speaks to City-Wide Policies with provisions for Natural Heritage, Greenspace and the Urban Forest found under **Section 4.8**. The subject property contains natural features and is located within a Natural Heritage System Core Area. Section 4.8.1 of the Plan speaks to the Natural Heritage System and features within it subject to a higher standard of protection as identified on schedule C11-B, and recognizes the following as part of the natural heritage features within the overlay as:

- a) Significant wetlands;
- b) Habitat for endangered and threatened species;
- c) Significant woodlands;
- d) Significant valleylands
- e) Significant wildlife habitat;
- f) Areas of Natural and Scientific Interest;
- g) Urban Natural Features;
- h) Natural Environment Areas;
- i) Natural linkage features and corridors;
- j) Groundwater features;
- k) Surface water features, including fish habitat; and
- l) Landform features.

The intent of the Natural Heritage System is to protect the natural features identified on the subject property and to limit development which could impact these features. The City strives to take a “no net loss” approach with respect to Significant Wetlands and to the Natural Heritage

System Core Area identified on Schedule C11 encompassing the entire property. These designations indicate the need to protect and preserve these areas to improve the long term integrity and connectivity of the system. An EIS has been performed to ensure that any future development will have no impact to the Significant Wetlands and Natural Heritage Features on the subject property. A building area identifying the least impactful area of the retained lot for development can be seen in the attached EIS and severance sketch. The proposed severance is situated outside of these areas and is already developed, therefore continuing preservation and connectivity of these natural features. Further, the retained lands will contain the remaining natural heritage features with ample buildable area which has been deemed acceptable by an Environmental Impact Study.

**Section 4.9** of the Official Plan speaks to Water Resources. The site has an identified watercourse traversing the property in an east-west direction in the location of the on-site wetlands. The severance will protect, improve or restore the quality and quantity of surface water features and groundwater features by locating future development on the retained parcel well beyond the limits of the watercourse (Sec. 4.9.1). The watercourse can be maintained in its natural state with no erosion or flooding concerns on the lot to be severed or for the future development of the retained (Sec. 4.9.2). Development and site alteration will not occur near the surface water feature (Sec. 4.9.3). Development will occur outside of any vulnerable source water areas pursuant to Section 4.9.5.

**Section 5** of the Official Plan speaks to the various Transects. The subject property falls in the Rural Transect addressed under **Section 5.5** of the Plan. Proposed development on the property will be low density throughout (Sec. 5.5.1.2[a]) and will integrate well with natural features and surrounding uses in the area (Sec. 5.5.1.2[c]).

**Section 5.6.4** speaks to Natural Heritage Overlays. The property falls within the Natural Heritage System Core Area with identified natural heritage overlays as seen in Figure 3 of this report. In Natural Heritage System Core Areas, development or site alteration shall maintain or enhance the integrity, biodiversity and ecosystem services of the area (Sec. 5.6.4.1.1[a]). The proposed development and site alteration adjacent to the on-site natural features has been supported by an Environmental Impact Statement prepared in accordance with City guidelines (Sec. 5.6.4.1.4) to show the proposed severance and future development of the retained will have no impact on the Natural Heritage Systems (Sec. 5.6.4.1.5). The proposed severance would be appropriate within the Natural Heritage System Core Area.



**Section 7** speaks to the Greenspace Designation identifying natural lands that collectively provide essential ecosystem services to support Ottawa's residents, biodiversity, and climate resilience. The Greenspace identified falls within the privately owned Greenspace lands which are not publicly accessible but are valued for their ecosystem services. Lot creation shall not be permitted within the identified Greenspaces. The Greenspace on the subject property seen on Schedule B-9 resides in the same area as the Provincially Significant Wetlands identified on the provided Severance Sketch. The proposed severance of the subject property resides outside of the identified Greenspace, continuing to promote the biodiversity and essential ecosystems throughout.

**Section 9** of the Official Plan provides policies for the Rural designations with Rural Countryside policies found under **Section 9.2**. The general intent of the designation is to create opportunities to accommodate a variety of land uses appropriate for the rural location, predominately protecting the character of the rural countryside. The proposed severance would help create a more diverse range of uses by adding an additional residential opportunity within the rural countryside while maintaining the rural character. **Section 9.2.2** lists the uses permitted within the Rural Countryside designation including residential uses according to the policies of this plan. The purpose of the proposed severance is to sever the existing residential dwelling onto a 0.8ha parcel leaving the larger retained lot for new residential purposes.

**Section 9.2.3** sets forth additional policies to limit the fragmentation of rural lands and to ensure the preservation of health of the rural countryside. Lot creation is limited to only two lots with a minimum lot size of 0.8 hectares from any lot in existence on May 14, 2003, with a requirement for the retained parcel to be a minimum of 10 hectares. The proposed severance size meets the minimum requirements of 0.8 hectares but the retained parcel will only measure 7.01 hectares in size.

**Section 9.2.3.3(g)** of the Official Plan allows for limited residential infill development on lots outside of historic settlement areas where the following conditions apply:

- 1) The proposed lot(s) have frontage on an open and maintained public road; and*

Both the severed and retained parcel front to Fernbank Road, which is an opened and maintained public road.

- 2) The proposed lot(s) are opposite a lot containing a dwelling where its front yard is on the same road; and*

The severed and retained parcels are located directly opposite the property at 6803 Fernbank Road which contains a dwelling fronting to the same road (Fernbank) as the severed and retained parcels.

- 3) The proposed lot(s) are vacant lot(s) between two existing dwellings with front yards on the same side of the road, and are situated not more than 250 metres apart; and*

The proposed 0.8ha severance will contain the existing dwelling. The retained parcel will be a vacant lot located between two existing dwellings (the severed lot on the east side and the existing dwelling at 6808 Fernbank Road) with front yards on the same side of Fernbank Road. The severed lot will contain the dwelling with civic address 6784 Fernbank Road. The retained lands will be vacant with 67 metres of road frontage. The dwelling/lot at 6808 Fernbank Road abuts the retained parcel to the west. The resulting vacant lot will therefore be located between two dwellings which are approximately 100 metres apart. Additionally, another dwelling located at 6774 Fernbank Road directly abuts the severed lot to the northeast. The dwellings at 6774 and 6808 Fernbank Road are approximately 160 metres apart.

- 4) The proposed and retained lot(s), should be of a similar size to the existing surrounding lots, and shall not be less than 0.8 hectares ; and*

The proposed severance will measure 0.8ha in size, similar to several residential lots within 1km of the property including properties at 6825, 6897, and 6909 Fernbank Road. Additionally, several lots measuring under 2ha can be found in the area including 6774, 6803 (directly across road), and 6825 Fernbank Road. The retained lands will measure 7.01ha in size, similar to the size and depth of the three lots abutting to the southwest at 6830, 6878 and 6882 Fernbank Road.

- 5) The proposed lot(s) shall be adequately serviced without adversely impacting existing private services on adjacent lots; and*

The proposed severance of 0.8ha is adequately sized to capture the existing private services with the dwelling at 6784 Fernbank Road. The retained parcel has ample space to locate a new private well and sewage disposal system at complying setbacks to private servicing on abutting residential lots.

- 6) No more than two lots will be created from any lot in existence on 13 May 2003, and no further severances will be permitted from a severed lot.*

A Registry office search was completed for the property showing it was created in the 1960's and has maintained the same size and frontage throughout the years. No severances have been approved for the property since its creation. Only one severance is proposed for the property under the infill severance policies of this Plan. The severance would not constitute the severing of a severed lot.

The proposed severance would meet all of the infill severance policies set forth in Section 9.2.3.3[g] of the Official Plan. Overall, the proposed severance and retained lands complies with and is supported by the policies found within the City of Ottawa Official Plan.

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

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations. The subject property falls in the Rural Countryside (RU) zone in the Zoning By-law.

**Part 2** of the Zoning By-law speaks to General Provisions that are applied to all land use designations in the City of Ottawa. **Section 56** of the Zoning By-Law speaks to adequate urban, suburban and rural services to ensure that any expansion or intensification of land can accommodate the required services. The subject property resides outside of the municipal service area of Ottawa, and therefore will require private individual well and waste water services which are compatible with the proposed retained parcel size. The proposed severance is already developed and will continue to existing on private individual servicing.

**Section 62** speaks to Minimum Distance Separation. Due to the proximity of the subject site falling within a rural area with the potential for surrounding livestock facilities, setbacks to nearby livestock facilities must be considered. Due to the already developed nature of the proposed severance, any surrounding livestock facilities are not anticipated to affect the proposed severance as there is no additional development to take place on the lot. Any future development of the retained parcel will ensure adequate distance from the potential livestock properties. Information of the livestock buildings has been obtained, and the completed MDS report is included with this application.

**Part 9 Section 184** outlines the Environmental Protection sub zones as a segment of the subject property is zoned EP3. The EP3 zone permits the development of a single detached dwelling on a lot fronting to a public street. Any development in or surrounding the zone may be regulated

under the Conversation Authorities Act. Future residential development of the retained lands and the proposed severed site is outside of the EP3 zone. An EIS has also been completed to determine the ideal location for development of the retained lands to ensure continued protection of the Significant Natural Features on the property. The proposed severance and retained residential infill lot comply with the Environmental Protection zone.

**Part 13** speaks to Rural Countryside Zones. The purpose of the zone is *“to accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa’s countryside, in areas designated as General Rural Area, Rural Natural Features and Greenbelt Rural in the Official Plan. To recognize and permit this range of rural based land uses which often have large lot or distance separation requirements and to regulate various types of development in manners that ensure compatibility”*. The proposed severance will not cause any conflict with the intent of the By-law and the proposed severed and retained lot will comply with the provisions set forth in the Rural Countryside Zone.

**Section 227** outlines the permitted uses within the Rural Countryside as follows;

- A.the provisions of subsection 227(2) to (5);
- B.a maximum of 10 guest bedrooms is permitted in a bed and breakfast
- C.a maximum of 10 persons are permitted in a group home,
- D.a maximum of 10 persons are permitted in a retirement home, converted

**agricultural use**, see Part 2, Section 62

**agriculture-related use**, see Part 3, Section 79B (By-law 2021-222)

**animal care establishment**

**animal hospital**

**artist studio**

**bed and breakfast**, see Part 5, Section 121

**Cannabis Production Facility**, limited to outdoor and greenhouse cultivation. (By-law 2019-222)

**cemetery**

detached **dwelling**

**equestrian establishment**

**environmental preserve and educational area**

**forestry operation**

**group home**, see Part 5, Section 125

**home-based business**, see Part 5, Sections 127 and 128

home-based day care, see Part 5, Section 129

**kennel**, see Part 3, Section 84

**on-farm diversified use**, see Part 3, Section 79A (By-law 2019-41) (By-law 2021-222)

retirement home, converted, see Part 5, Section 122  
secondary dwelling unit, see Part 5, Section 133

The severance and proposed residential use of the retained lands complies with the permitted uses of the Rural Countryside zone and applicable zone provisions. The proposed severance intends to encompass and maintain the existing dwelling on the lot, where the retained lot is intended for future infill residential development.

The required zoning provisions for the Rural Countryside Zone (RU) are as follows:

Provisions	Required	Severance 1	Retained
Minimum Lot Width	50m	50m	67m
Minimum Lot Area	0.8ha	0.8ha	7.01ha

The proposed severance and retained lot comply with the Rural Countryside Zoning provisions set forth within the City of Ottawa Zoning By-Law.

## **SUPPORTING STUDIES – ENVIRONMENTAL IMPACT STATEMENT (EIS)**

An EIS report was completed in support of the proposed severance by BCH Environmental Consulting Inc. in the summer of 2023. The final report was issued September 4, 2023. The EIS was completed to assess the environmental impacts and potential environmental constraints which may affect the proposed severance of 6784 Fernbank Road. The assessment included an analysis of Wildland Fire Risks. Based on field observations and findings the following recommendations were provided:

### **10.1. Mitigation for the Species at Risk and Migratory Birds Convention Act**

1. *To protect breeding birds, no tree or shrub removal should occur between April 1st and August 30th, unless a breeding bird survey is completed by a qualified biologist within two days of the woody vegetation removal and identifies no nesting activity.*
2. *To prevent impacts to bats, no clearing of trees greater than 10cm on-site should take place between April 1 and September 30 (inclusive) without a qualified biologist first*

*confirming the absence of bats (i.e., open work timing window from October 1 to March 3). If tree clearing is conducted between October and April, no interactions with bats are anticipated, and therefore, significant negative impacts to SAR bats would be avoided.*

- 3. The contractor is to be aware of potential Species at Risk in the vicinity of the site. Appendix 1 of City of Ottawa Protocol for Wildlife Protection during Construction (2022) and Appendix D of this report for descriptions of these species. Any Species at Risk sightings are to be immediately reported to the project biologist and the MECP, and activities modified to avoid the potential for impacts until further direction is received by the Ministry.*

## **10.2. Recommendation and Mitigation for Tree Protection**

- 1. Any tree in the vicinity of works but not slated for removal will have its critical roots zone protected by sturdy temporary fencing at least 1.3 metres in height installed from the tree trunk to a distance of ten times the retained tree's diameter where possible.*
- 2. No grading, heavy machinery traffic, stockpiling of material, machinery maintenance and refueling, or other activities that may cause soil compaction are to occur within three metres of the critical root zone of the trees to be protected.*
- 3. The root system, trunk, and branches of the trees to be protected are to be protected and not damaged. If any roots of trees to be retained are exposed during site alterations, the roots shall be immediately reburied with soil or covered with filter cloth, burlap or woodchips and kept moist until the roots can be buried permanently. A covering of plastic should be used to retain moisture during an extended period when watering may not be possible. Any roots that must be cut are to be cut cleanly to facilitate healing and as far from the tree as possible. Overhanging branches from protected trees that may be damaged during construction are to be pruned by a qualified arborist prior to construction.*
- 4. Exhaust fumes from all equipment during construction will not be directed towards the canopy of the adjacent protected trees.*

## **10.3. Climate Change Recommendations**

- 1. To aid in mitigating the potential for extreme heat and drought where possible native trees should be considered for planting within remnant green spaces after development. The shade produced by these trees will aid in mitigating heat being produced by hardened surfaces.*

2. *Additional measures such as designing building and infrastructure to be resilient in future climate conditions such as extreme weather, greater rainfall and higher temperatures should be considered.*

#### **10.4. Additional Mitigation Measures**

1. *The extent of any vegetation removal within the development area is to be minimized where possible.*
2. *All rules governing septic systems and wells must be followed and be kept in good operational order.*
3. *There will be no use of herbicides in clearing of vegetation.*
4. *Municipal by-laws and provincial regulations for noise will be followed.*
5. *To discourage wildlife from entering the work areas during construction, the site should be kept clear of food wastes and other garbage. Proper drainage should be provided to avoid accumulation of standing water, which could attract amphibians, birds, and other wildlife to the work areas.*
6. *As recommended in City of Ottawa Protocol for Wildlife Protection during Construction (2022), prior to beginning work each day, wildlife is to be checked for by conducting a thorough visual inspection of the work space and immediate surroundings. See Section 2.0 of City of Ottawa Protocol for Wildlife Protection during Construction (2022) and Appendix C for additional recommendations on construction site management with respect to wildlife. It is the responsibility of the contractor to be familiar with all components of City of Ottawa Protocol for Wildlife Protection during Construction (2022). Any sensitive wildlife in the work area are to be relocated to the southeast of the subject lands. Animals should be moved only far enough to ensure their immediate safety.*

#### **SUMMARY**

The applicant is seeking a single infill severance from the property known as 6784 Fernbank Road for the purpose of future residential infill development of the retained lands. The severed lands will separate the existing dwelling, outbuildings and private services into a 0.8 hectare parcel with 50m of frontage onto Fernbank Road. The retained lands will maintain 67m of frontage and consist of the remaining 7.01 hectares. An area of 0.19 hectares has been identified in the EIS report for future residential development on the retained lands, within the Natural Heritage System Core Area of the Official Plan. The proposed severance and future development area of the retained lot is outside of the Provincially Significant Wetlands and is consistent with the

policies in the 2020 Provincial Policy Statement. Additionally, the proposal meets the intent of the policies in the City of Ottawa's Official Plan, and will comply with the Zoning By-Law requirements of the Rural Countryside (RU) zone for the intended use of the new lot.

Should you require any additional information please do not hesitate to contact the undersigned.

All respectfully submitted by:



Tracy Zander, M.Pl, MCIP, RPP