

December 4, 2023

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

RE: Application for Consent
7262 Stone School Road, Ottawa



Dear Mr. Bellemare,

Fotenn Planning + Design ("Fotenn") has been retained by Ahmad Hassani to submit two (2) Consent to Sever applications on their behalf for the property known municipally as 7262 Stone School Road in the City of Ottawa ("the subject lands"). The subject lands are legally described as Part of Lot 16, Concession 5 in the Geographic Township of Osgoode, City of Ottawa.

The purpose of the applications is to facilitate the severance of a lot in order to create two (2) new lots capable of supporting residential development.

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

- / A cover letter explaining the nature of the applications;
- / The Environmental Impact Statement prepared by Kilgour & Associates Ltd.;
- / AgriSuite Minimum Distance Separation Report;
- / Two (2) consent application forms;
- / Draft R-Plan prepared by Farley, Smith & Denis Surveying Ltd.; and,
- / Parcel abstract confirming the names of all registered owners of the properties.

Please contact the undersigned at saunders@fotenn.com or sayah@fotenn.com with any questions or requests for additional materials.

Sincerely,

Evan Saunders, M.PL
Planner

Saide Sayah, MCIP RPP
Principal

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FOTENN

1.0 Introduction

Fotenn Planning + Design (“Fotenn”) has been retained by Ahamd Hassani to prepare this cover letter in support of two (2) Consent applications for the property known municipally as 7262 Stone School Road in the City of Ottawa. The purpose of the Consent applications is to sever a portion of the subject lands to enable the creation of two (2) new lots. The severed lands, as shown in Figure 3, presents two (2) zoning-compliant lots capable of supporting residential development.

1.1 Overview of Subject Lands

The subject lands, which are legally described as Part of Lot 16, Concession 5 in the Geographic Township of Osgoode in the City of Ottawa, have a total area of approximately 40.13 hectares. The area is characterized by environmentally protected wetlands and woodlands as well as rural, undeveloped lands. The subject lands are improved with a single detached dwelling as well as other accessory outbuildings near the north-eastern edge of the lot. The environmentally protected areas, as identified through the Zoning By-law (depicted in Figure 1) are generally located to the west of the existing dwelling on the lands and exist outside the area of concern as it relates to these applications.



Figure 1: Subject lands context.

The details pertaining to the proposed severed and retained portions of the subject lands are described below:

Table 1: Proposed retained and severed parcel descriptions.

	Retained	Severed “A”	Severed “B”
Parcel Description	Part of Lot 16, Concession 5, Geographic Township of Osgoode, City of Ottawa	Part 1 on Draft R-Plan, Part of Lot 16, Concession 5, Geographic Township	Part 2 on Draft R-Plan, Part of Lot 16, Concession 5, Geographic Township of Osgoode, City of Ottawa

		of Osgoode, City of Ottawa	
Parcel Frontage	~454 metres	82.00 metres	82.00 metres
Parcel Depth	271.48 metres	100.00 metres	100.00 metres
Parcel Area	385,115.48m ² (38.5ha)	8,107.9m ² (0.8ha)	8,107.9m ² (0.8ha)

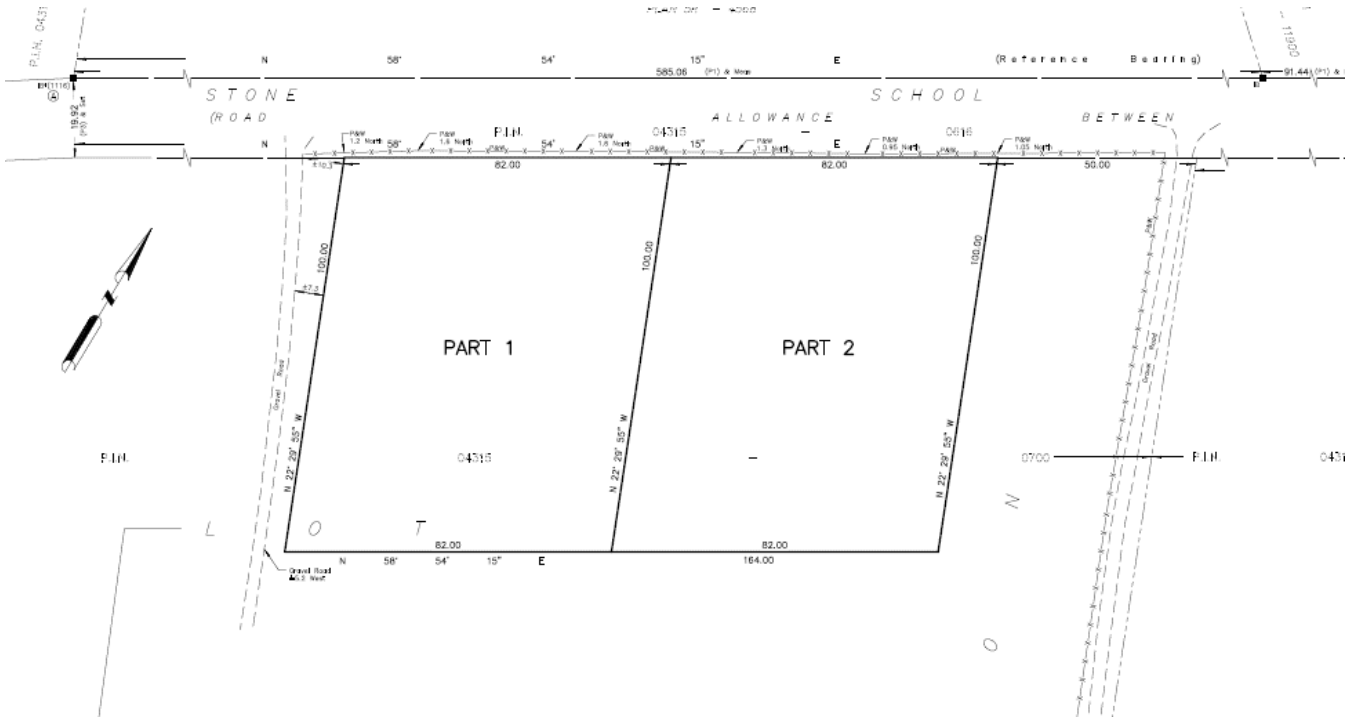


Figure 2: Plan of Survey, displaying proposed severed lands as "Part 1" and "Part 2".



Figure 3: Graphic displaying the proposed severance, indicating the retained and severed lands.

1.2 Surrounding Context



Figure 4: Aerial image displaying the context surrounding the subject lands.

The subject lands are located in the rural community of Osgoode in the City of Ottawa, an area characterized by naturalized woodlands and wetlands, as well as rural agricultural uses and isolated pockets of development along key corridors and within Villages. The immediate context is characterized by large rural lots with minimal development, limited in most cases to a single detached dwelling and accessory structures. Development is constrained to areas not defined as significant natural features per Municipal and Provincial policy.

North: The area to the north of the subject lands is characterized by rural woodland areas and sparse rural residential and agricultural lots, much of which is defined as significant woodland and wetland areas per the Province. Further north is a country-lot subdivision off of Grey's Creek Road containing 25 residential lots along Marcella Drive.

East: East of the subject lands are several rural residential and agricultural lots as well as non-significant woodland areas. Further east is Bank Street, a north-south arterial through the southern communities of Ottawa. Along Bank Street are a collection of commercial, light industrial, and service uses.

South: Immediately south of the subject lands is an abutting residential dwelling on 7308 Stone School Road. Access to this lot is provided via a road along the eastern boundary of the subject lands. Access over this right of way was initially established as part of the creation of 7308 Stone School Road. The lands further south are characterized by woodlands and agricultural crop and sod fields.

West: The area to the west of the subject lands is characterized by environmentally protected woodlands and wetlands. To the west of the existing dwelling on the subject lands on the north side of Stone School Road is a lot containing a dwelling and accessory agricultural buildings supporting a small-scale farming operation.

2.0 Policy and Regulatory Context

2.1 Provincial Policy Statement

The Provincial Planning Statement (PPS), which came into effect on May 1, 2020, is a policy document issued under the Planning Act which provides direction on matters of provincial interest related to land use planning and development. All municipal development policies, documents and decisions must be consistent with the PPS, read as a whole. The PPS recognizes that “land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns”.

Section 1.0 of the PPS promotes the development of complete, healthy, and sustainable communities across the province, acknowledging the role of land use patterns, housing, economic growth, and long-term resiliency. The PPS states that Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Section 1.1 outlines the relevant policies for land division in line with the goals of this document as follows:

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- 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 in those areas which are adjacent or close to settlement areas; and,
- h) promoting development and land use patterns that conserve biodiversity.

Further, the PPS identifies the importance of rural areas for the economic success of the province and notes that it is important to “to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy” (s. 1.1.4). Healthy, integrated and viable rural areas should be supported by (s. 1.1.4.1):

- (a) building upon rural character, and leveraging rural amenities and assets;
- (b) promoting regeneration, including the redevelopment of brownfield sites;
- (c) accommodating an appropriate range and mix of housing in rural settlement areas;
- (d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;
- (e) using rural infrastructure and public service facilities efficiently;
- (f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- (g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- (h) conserving biodiversity and considering the ecological benefits provided by nature; and,
- (i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.

The rural policies of Section 1.1.5 (Rural Lands in Municipalities) state that on rural lands located in municipalities, permitted uses include limited residential development that is compatible with the rural landscape and can be sustained by

rural service levels. Further, new land uses, including the creation of lots, shall comply with the minimum distance separation (MDS) formulae.

The Consent applications represent an opportunity to create two (2) new lots capable of supporting residential development consistent with the policies above. The proposed Consents will create two parcels with a buildable area that will minimize disturbances to natural heritage features. The proposed Consent applications represent good land use planning and protects heritage features, as defined by the priorities set by the PPS.

2.2 City of Ottawa Official Plan (2022)

The City of Ottawa Official 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.

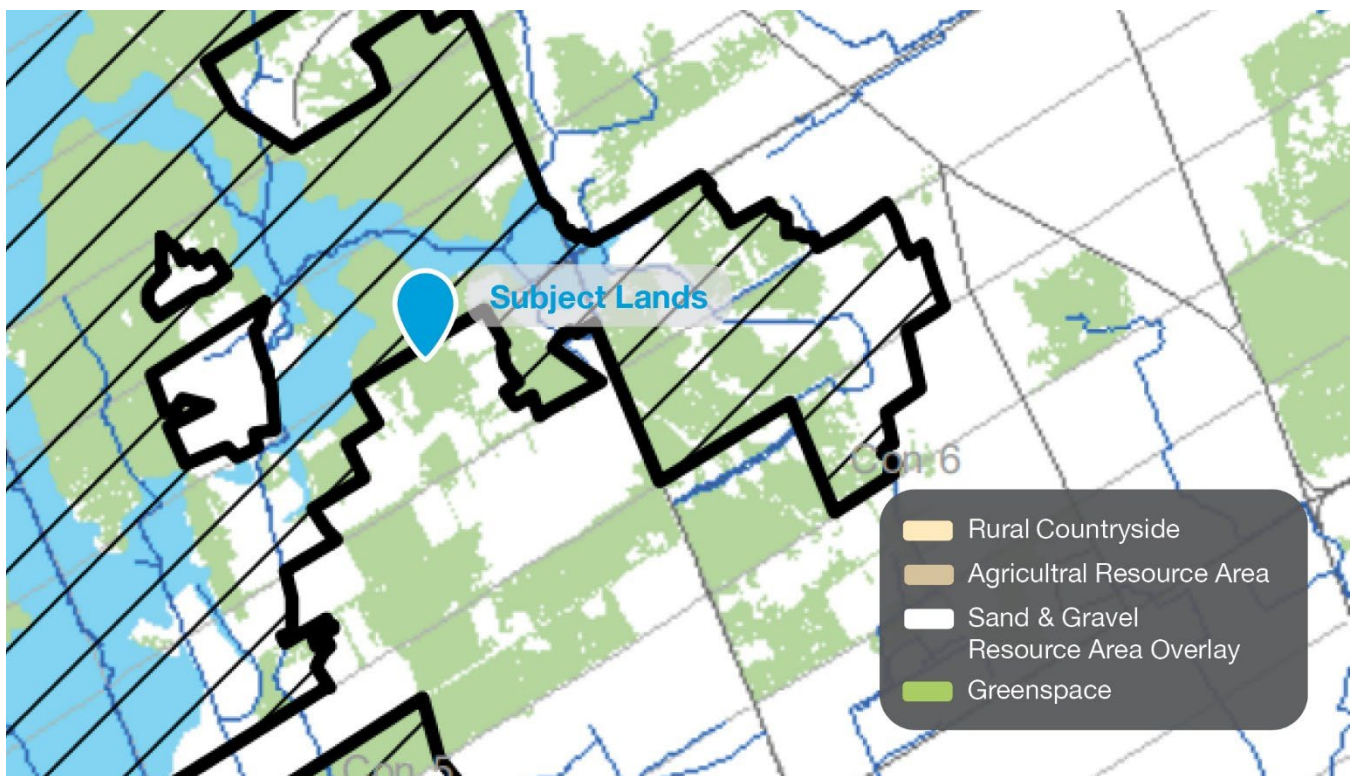


Figure 5: Schedule C11B - Natural Heritage System (South)

2.2.1 City-Wide Policies (Section 4.0)

Section 4.8 of the Official Plan highlights specific policies that seek to recognize, conserve, and manage natural heritage features across the City's urban and rural areas. The subject lands feature areas that are recognized as Provincially-Significant Wetlands and Natural Heritage Features, as well as areas located within the Natural Heritage System Core Area, per Schedule C11-B of the Official Plan. The portion of the lands subject to these severance applications features wooded areas defined under the Natural Heritage Overlay, subject to the policies of 5.6.4 as it pertains to lot creation.

2.2.2 Transect and Land Use Designation

Schedule A of the Official Plan divides the City into six (6) concentric policy areas called Transects. Each Transect represents a different gradation in the type and evolution of built environment and planned function of the lands within it, from most urban (the Downtown Core) to least urban (Rural).

The subject lands are located in the Rural Transect of the Official Plan, which makes up the largest geographic area of the City. The rural transect policy area provides for a range of residential, commercial, industrial, and agricultural uses across the wide range of environments. The transect policies aim to recognize and reinforce the rural pattern of development, protect sensitive environmental conditions, and support economic development across the region.

The subject lands are designated as a Rural Countryside, with portions also designated as Greenspace, though, the area subject to this application is restricted to the Rural Countryside designation. The Rural Countryside designation is reserved for lands with low potential for high-intensity agricultural uses outside of villages. The policies of this designation aim to protect and enhance the rural character of the region, while encouraging and promoting economic and residential growth, where appropriate. The Rural Countryside designation permits a range of residential and commercial uses, characteristic of the rural pattern of development, encouraging context-sensitive growth while limiting the unnecessary fragmentation of rural lands.

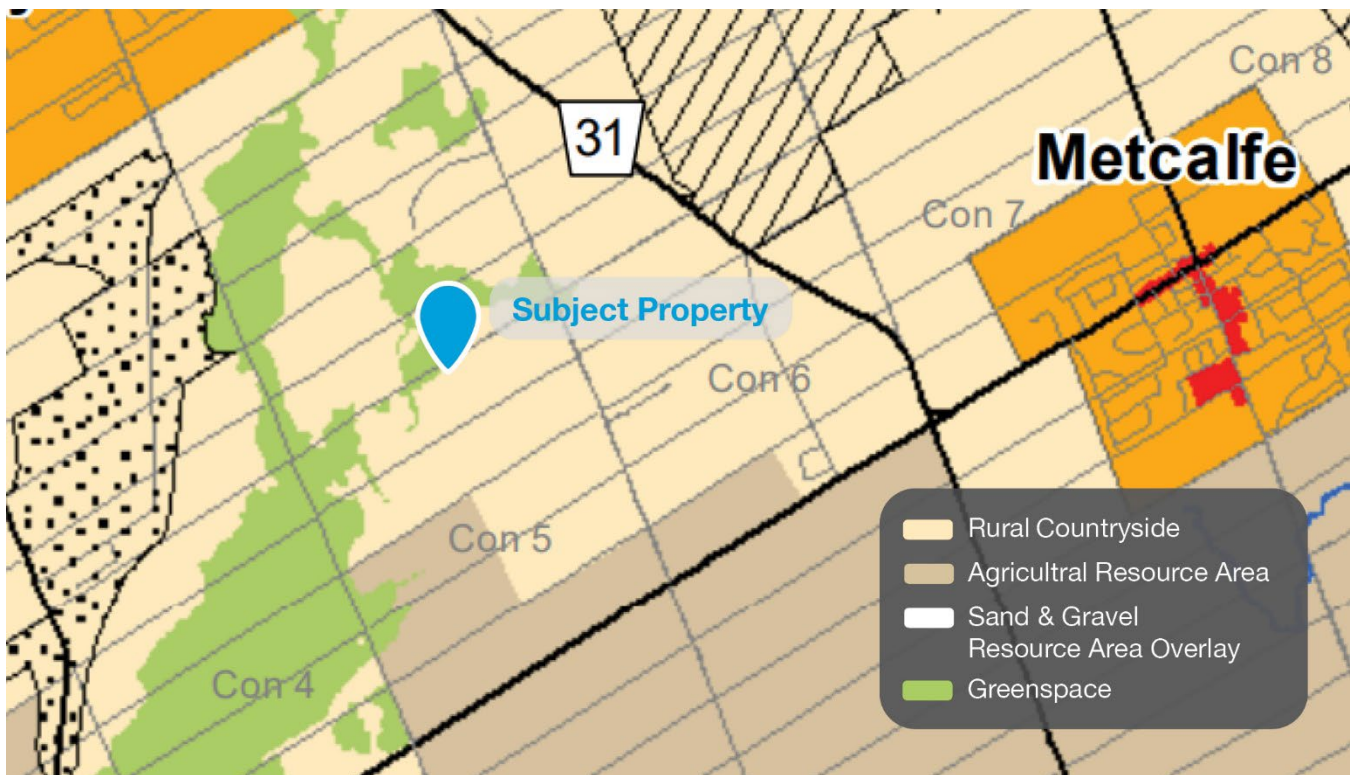


Figure 6: Schedule B9 - Rural Transect.

Policy 9.2.2.1(c) indicates that residential uses are permitted on the subject lands.

The specific policies relating to the subdivision of rural lands (9.2.3(3)) permit the creation of lots for residential use, provided the following applicable conditions are met:

- / d) In all other areas the proposed lot size is a minimum of 0.8 hectares in size and the retained lot is a minimum of 10 hectares;

The proposed severed lots have an area of 0.8 hectares, respectively, and the retained lot is greater than 10 hectares in area.

- / e) In all circumstances:
 - i) The proposed lot(s) have frontage on an open and maintained public road;

The proposed lots have frontage on Stone School Road.

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

The proposed lot will be privately serviced and will not impact the private services on adjacent lots.

- iii) If applicable, provide confirmation of sufficient reserve sewage system capacity and/or reserve water system capacity within the municipal water and/or sewage services, or private communal water and/or sewage services;

The proposed lot will be serviced by private well and septic systems.

- iv) 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; and,

This consent application seeks to create two (2) new lots and retain one (1) lot.

- v) The city may require development on the lot to be directed to areas away from mature vegetation or natural features. Where the proposed lot is located in an area with mature vegetation or natural features, a development agreement may be required as a condition of severance to ensure the protection of these natural features.

An EIS has been provided as part of this application, providing an analysis of the existing natural heritage features existing on the lands and a proposed building envelope which depicts an area of at least 0.2 hectares which may be developed and cause no negative impacts to the natural features or their ecological functions.

2.2.3 Natural Heritage Overlays

The Official Plan also provides guidance as it relates to Natural Heritage Features, and the Natural Heritage Overlay as a whole. Section 5.6.4 specifies limitations for development and lot creation on lands featuring the applicable overlay designation. As previously described, the portion of the lands subject to the proposed severances are designated with the Natural Heritage Features Overlay, per Schedule C11B (Figure 5). The policies of Section 5.6.4.1 outline the priorities for lands designated with the Natural Features Overlay and the required approach to land development and lot creation. The applicable policies are as follows:

- / 3) The City shall protect natural heritage features for their natural character and ecosystem services;
- / 4) Development or site alteration proposed in or adjacent to natural heritage features shall be supported by an environmental impact study prepared in accordance with the City's guidelines; and,
- / 5) Development and site alteration shall have no negative impact on the Natural Heritage System and Natural Heritage Features. Development and site alteration shall be consistent with the conclusions and recommendations of an approved environmental impact study.

As outline in Policy 4 in Section 5.6.4.1, an EIS was prepared in support of the Consent applications detailing the capacity of both sits to be severed and potentially developed in the future without resulting in any significant impacts on the existing environment. The supporting report identifies a 0.2-hectare development envelope on each site which allows for any potential development in the future to proceed without any anticipated impacts on the natural features nor their ecological functions.

The City of Ottawa's Official Plan outlines the general strategies for growth and development across the region, detailing specific policies for both urban and rural areas. The Plan highlights key features related to rural development, including land fragmentation and natural heritage features. This review examined the policies as they apply to the proposed consent applications on the subject lands. The policies of the Official Plan were shown to be supportive of the proposed

severances of the subject lands, with the applications meeting all the required conditions for the creation of two (2) new lots in a rural area.

2.3 City of Ottawa Comprehensive Zoning By-law

2.3.1 Part 13 – Rural Zones – Section 227

The subject property is split-zoned RU – Rural Countryside and EP3 – Environmental Protection, Subzone 3 (see Figure 7). The parcel is zoned RU for a majority of the property with portions to the west and north zoned EP3 per the existing Provincially-Significant Wetlands and Woodlands on the property. The portion of the property under review as it relates to these applications is zoned RU, and thus, only the relevant policies will be reviewed.

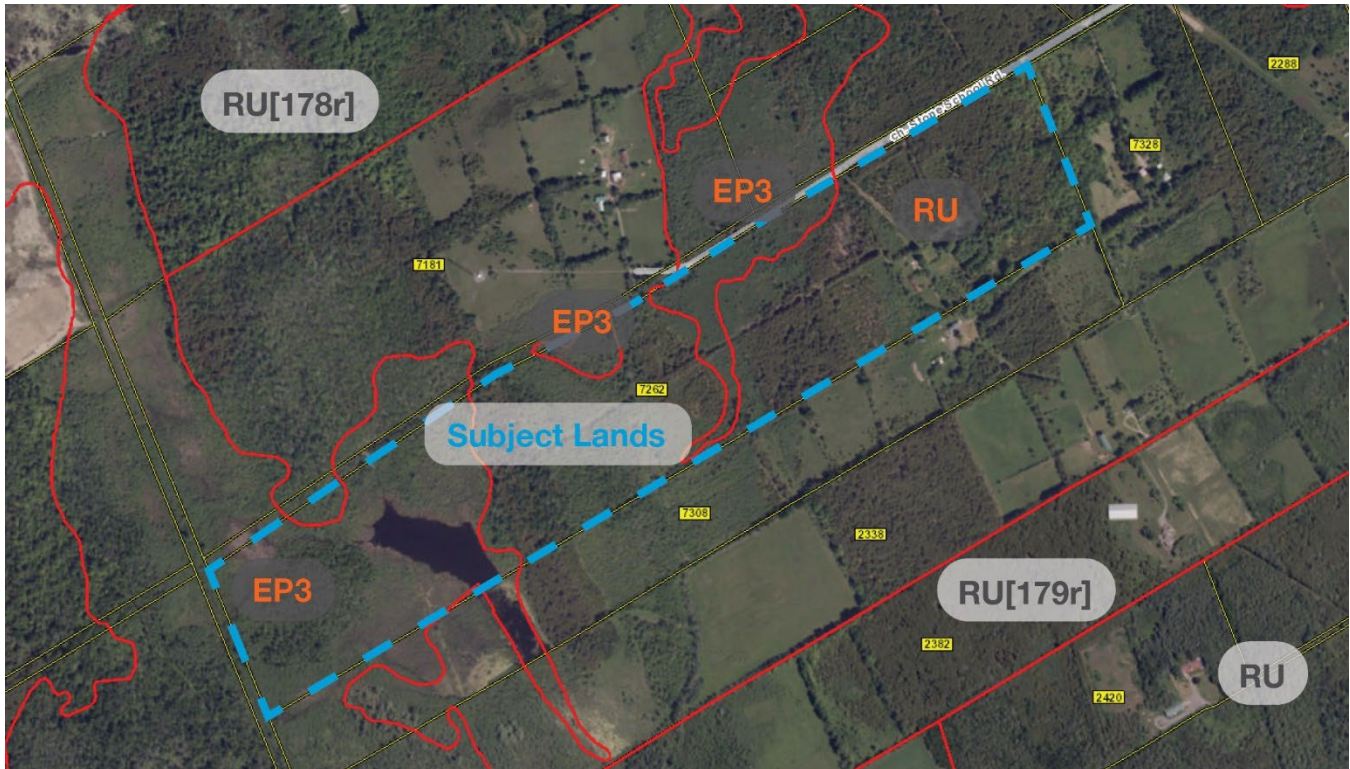


Figure 7: Map depicting the zoning on the Subject Lands.

Permitted Uses:

RU

- agricultural use
- agriculture-related use
- animal care establishment
- animal hospital
- artist studio
- bed and breakfast
- Cannabis Production Facility, limited to outdoor and greenhouse cultivation
- cemetery
- detached dwelling
- equestrian establishment
- environmental preserve and educational area
- forestry operation

group home
 home-based business
 home-based day care
 kennel
 on-farm diversified use
 retirement home, converted
 secondary dwelling

Table 2: City of Ottawa Zoning By-law - Table 227 - RU Zone provisions.

Zoning Mechanism	Provision	Proposed “A”	Proposed “B”	Compliance
a) Minimum lot width (m)	50 metres	50 metres	50 metres	
b) Minimum lot area (ha)	0.8 hectares	0.8 hectares	0.8 hectares	
c) Minimum front yard setback (m)		N/A*	N/A*	
d) Minimum corner yard setback (m)	10 metres	N/A*	N/A*	
e) Minimum rear yard setback (m)		N/A*	N/A*	
f) Minimum interior yard setback (m)		5 metres	N/A*	N/A*
g) Maximum height (m) – principal building	12 metres	N/A*	N/A*	
h) Maximum lot coverage (%)	20%	N/A*	N/A*	

* Development is not currently being proposed as part of this application. The zoning provisions and their conformity are being applied to the newly severed lot exclusively.

2.4 Minimum Distance Separation (MDS I)

Section 62 of the Zoning By-law and the Provincial Policy Statement (2020) mandate that any lot creation consider and comply with the *Minimum Distance Separation Formulae*, as defined by the Province of Ontario’s *Minimum Distance Separation Document* (2016).

Fotenn Planning + Design conducted a Minimum Distance Separation (MDS) Study, which evaluated the required separation distance from existing barns within the required investigation radius.

The MDS study applies the March 2017 MDS formulae as provided in Publication 853, *The Minimum Distance Separation (MDS) Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks* issued by the Ministry of Agriculture, Food, and Rural Affairs (OMAFRA). Publication 853 includes the definitions, implementation guidelines and factor tables (i.e., calculations), which collectively make up the MDS formulae referenced in the Provincial Policy Statement, as well as the additional information to assist with the interpretation and application of the MDS formulae. The factor tables or calculations are conducted using the AgriSuite software supplied by OMAFRA, while the definitions and guidelines provide the necessary direction to interpret and apply the calculations.

Publication 853 provides two classes of MDS formulae: MDS I and MDS II. MDS I applies the setbacks between proposed new development and existing livestock facilities. MDS II applies to setbacks from new, enlarged, or renovated livestock facilities and existing or approved development. The proposal seeks to create a new lot capable of supporting residential development, and is therefore subject to MDS I.

Requirements for when an MDS study is required are outlined in Implementation Guideline (IG) #2, such as when there is a proposed lot creation, and per the instructions outlined further in IG #8 and #9.

IG #8 requires an MDS I setback where lot creation is proposed, and IG #9 relates to lot creation for a residence surplus to a farming operation, which is not relevant to the subject property or proposal. IG #8 also outlines the situations when an MDS I would not be required, including for a *severed or retained lot for an existing non-agricultural use* and for a *severed or retained lot for agricultural uses*. This distinction excludes the retained lot from the MDS I evaluation.

Given that the proposed severances would result in the creation of two (2) new lots adjacent to three (3) existing lots featuring residential development, the proposed development is classified as a Type B land use for MDS purposes. Type B land uses are considered “more sensitive” while Type A land uses are considered “less sensitive” per Publication 853. As described in IG #6, Type B land uses require a 1,500-metre investigation radius.

Based on a review of aerial photography, two (2) potential livestock facilities were identified within the 1,500-metre distance from the subject lands. The barn and yard at 7181 Stone School Road and the barn and yard at 2338 Grey’s Creek Road were identified in the search surrounding the subject lands, and a subsequent MDS study was completed.

Address	Livestock	Manure Storage	MDS Building + Storage Base Distance	Actual Distance from Livestock Barn
7181 Stone School Road	Beef – 13 head (Cows, Barn/Yard); 2 head (Feeders, Barn/Yard)	Outside - Barnyard	232 metres	452 metres
2338 Grey’s Creek Road	7 Medium-framed horses	Outside - Barnyard	195 metres	455 metres

Per IG #41, the actual distance is calculated based on the following factor:

- / For a new lot with an area < 1 hectare and an existing house, it would be to the lot line
- / For a new lot with an area > 1 hectare and an existing house, it would be to the house
- / For a new lot with an area < 1 hectare and no existing house, it would be to the lot line; and,
- / For a new lot with an area > 1 hectare and no existing house, it would be to the edge of the 0.5 hectare or larger building envelope.

The proposed severed lots have lot areas of less than 1 hectare with no existing houses on the properties, therefore the third guideline would apply.

The MDS report for the proposed severances indicated that, given the existing conditions on the adjacent farmland and the characteristics of the subject lands, the required setbacks from the surrounding farmland are as follows:

- / The required setback from the livestock barn on 2338 Grey’s Creek Road is 195 metres, and the actual distance to the livestock barn is 455 metres; and,
- / The required setback from the livestock barn on 7181 Stone School Road is 232 metres, and the actual distance to the livestock barn is 452 metres.

The results from the MDS report concluded that the proposed severances comply with the applicable MDS I setbacks. A full MDS report completed with the AgriSuite software has been submitted as part of the subject application. The

dataset informing this study and subsequent report were gathered through communications between the owner of the subject lands and the farmers of the adjacent lots under analysis.

3.0 Supporting Studies

3.1 Environmental Impact Statement

In support of the proposed Consent application, an Environmental Impact Statement (EIS) was prepared by Kilgour & Associates, dated July 24, 2023. Given the Official Plan's Natural Heritage Features Overlay designation on the site, specifically where the proposed severances are to take place, an EIS is required to demonstrate that the proposed severances and any potential development of these lands in the future are not anticipated to impact the existing Natural Heritage Features nor their ecological functions. As part of this evaluation, a development envelope (DE) of no more than 0.2 hectares is to be identified on the severed parcels indicating where all site works (excluding driveways) is to take place if the lots are developed in the future.

The EIS was prepared to identify any natural heritage features on or adjacent to the development site, assess any potential impacts of the proposed development to existing features; and recommend mitigation measures to minimize or eliminate any of the impacts identified within the report. The report identifies the applicable policies guiding environmental land use decisions, including the Provincial Policy Statement, Official Plan, Species at Risk Act, Endangered Species Act, Fisheries Act, Migratory Birds Convention Act, Fish and Wildlife Conservation Act, and Conservation Authorities Act, before investigating the existing conditions found on the site. The report concludes that the proposed severances and potential future development are not expected to negatively impact existing natural features or ecological functions so long as the recommended mitigation measures provided within the report are implemented.

4.0 Ontario Planning Act – Consents

4.1 Legislative Authority

Section 53(1) of the Ontario Planning Act pertains to Consents and Plans of Subdivision. It states that an owner:

“may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this subsection, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality.”

Section 53(12) of the Planning Act notes that when determining if a consent is to be given, a council or the Minister:

“shall have regard to the matters under subsection 51(24) and has the same powers as the approval authority has under subsection 51(25) with respect to the approval of a plan of subdivision and subsections 51(26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent”.

4.2 Consent Criteria

Section 51(24) of the Planning Act sets forth the criteria for considering Plans of Subdivision with regards to the “health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality.” A response to each of the criteria from Section 51(24) is provided below.

“In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,”

- a) The effect of development of the proposed subdivision on matters of provincial interest (as referred to in section 2)
The proposed Consents conform to the goals and policies of provincial interest and complies with the necessary Minimum Distance Separations, allowing for the creation of two (2) new suitable rural residential lots.
- b) Whether the proposed subdivision is premature or in the public interest
The proposed Consents would ensure suitable development capabilities on both the severed and retained lots. The proposed severances will not affect the serviceability nor function of the existing dwelling on the subject lands or the property to the rear at 7308 Stone School Road.
- c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any
The proposed Consents conform to the policies of the City of Ottawa Official Plan, specifically, the Rural Transect, Rural Countryside, and Natural Features Overlay designation policies, as they are applicable to the subject lands. The applications align with the policies guiding rural severances, maintaining the rural character of the area, minimizing excessive subdivisions of land, and ensuring both retained and severed lots are capable of supporting appropriate development.
- d) The suitability of the land for the purposes for which it is to be subdivided
The retained lot is large in size and is limited as to how it may develop in the future due to the Environmental Protection zoning, but the lands subject to this application are suitable for potential rural development in the future without compromising the capacity to continue to develop and use the retained lands. The EIS provided as part of this application depicts a 0.2-hectare development envelope which is capable of supporting the anticipated rural residential uses on the severed lots without impacting the existing Natural Heritage Features.
 - d.1) If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing

This application is not considering any proposed development on the subject lands at the time of this 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 subject lands are accessed via Stone School Road, which is identified as a Local road in Schedule C9 – Rural Road Network in the City of Ottawa’s Official Plan (2022). Local roads are anticipated to support lower levels of vehicular traffic – primarily low-density residential. In the rural context, Local roads provide rural residential lots with access to proximate collector and arterial roads such as Grey’s Creek Road and Bank Street, located to the east of the subject lands and accessible via Stone School Road.
- f) The dimensions and shapes of the proposed lots
The proposed Consents create two (2) rectangular lots with road frontage as well as an irregular, large lot with road access and frontage on Stone School Road. The proposed Consents have regard for the resultant parcel sizes and dimensions, creating two (2) rectangular lots of an adequate size and allowing for the retained lot to maintain ample size to permit any future development without resulting in any impacts to the newly severed lots or the environmentally-protected area to the west.
- g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structure proposed to be erected on it and the restrictions, if any, on adjoining land
No restrictions are anticipated as part of these Consent applications.
- h) Conservation of natural resources and flood control
The lands are not designated as an area of high natural resource value or under any flood control restrictions.
- i) The adequacy of utilities and municipal services
The subject lands will be privately serviced.
- j) The adequacy of school sites
It is expected that the availability of schools in Osgoode and Greely are capable of serving any future potential residents of the proposed retained and severed lands, given the minor potential scope of increase in students arising from this severance.
- 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 lands are proposed to be dedicated for public uses.
- l) The extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy
Any future development on the lands will be subject to the energy usage directives outlined in Provincial legislation and the Ontario Building Code in order to receive a building permit.
- m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2)

It is not anticipated that future development on this property would be of a scale or typology that would trigger the need for Site Plan Control. If Site Plan Control was triggered, the applicant would be subject to adhering to such application requirement.

5.0 Conclusion

In our professional opinion, these Consent applications represent good planning and meet the applicable evaluation criteria established in Sections 53 of the Planning Act. The applications therefore uphold sound land use planning principles and is in the public interest.

Please contact the undersigned at saunders@fotenn.com and sayah@fotenn.com with any questions or requests for additional material.

Sincerely,



Evan Saunders, M.PL
Planner



Saide Sayah, MCIP RPP
Principal