

December 14, 2023

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

RE: Application for Consent
919 William Mooney Road, Ottawa

Committee of Adjustment
Received | Reçu le

2023-12-15

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare,

Fotenn Planning + Design ("Fotenn") has been retained by RG Trading Ltd. (the "Owner") to prepare a Planning Rationale and act as agents for the submission of the enclosed Consent applications for the lands known as 919 William Mooney Road (the "subject property") in Ward 5 (West Carleton-March) in the City of Ottawa.

The subject property contains one (1) existing single detached dwelling. The intent of the enclosed Consent applications is to sever the existing lot into three (3) separate lots, compliant with the required lot size and lot area in the Zoning By-law. No new development is proposed for the severed lands; however, it is understood that they are intended to be used for residential purposes in the future.

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

- / Completed application form (1 copy);
- / Draft Reference Plan (1 full size copy and 1 reduced copy);
- / Parcel Abstract Page (1 copy);
- / Letter from Solicitor (1 copy);
- / Completed Schedule: Rural Consent Additional Application Information (1 copy);
- / Cheque in the amount of \$5,604.00

Please do not hesitate to contact the undersigned at warren@fotenn.com or bolduc@fotenn.com with any questions or requests for additional material.

Sincerely,



Patricia Warren, M.Pl.
Planner



Jacob Bolduc, RPP MCIP
Associate

1.0 Introduction

Fotenn Planning + Design (“Fotenn”), acting as agents on behalf of the property owners, has been retained to prepare this Planning Rationale in support of the enclosed Consent applications for the property municipally known as 919 William Mooney Road (the “subject property”) in Ward 5 (West Carleton-March) of the City of Ottawa.

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

1.1 Application Overview

The proposed Consent application seeks to subdivide the subject property into three (3) new lots. The retained lot will generally be rectangular-shaped and will accommodate the existing dwelling and associated accessory structures and outdoor storage, while the severed lots will be rectangular-shaped, with no new development currently proposed. No new development is currently proposed; however, it is understood that all parcels will be used for residential purposes in the future.

A total of two (2) applications are required:

- / One (1) primary consent application; and
- / One (1) secondary consent application.

A certificate is being requested for both severed parcels and the retained parcel.

2.0 Site Context and Surrounding Area

2.1 Subject Property

The subject property, 919 William Mooney Road, is located in Ward 5 (West Carleton-March), in the City of Ottawa. The subject property is legally described as Part Lot 9, Concession 4, Huntley Part 2, 5R10933; West Carleton in the City of Ottawa. The subject property has a total lot area of 324,933 square metres (32.49 hectares) and a total lot frontage of 165.82 metres on William Mooney Road.

The existing parcel currently contains a single detached dwelling. There is a vehicular entrance from William Mooney Road to the site, over a culvert for the roadside ditch. Hydro poles and wires are located along this same road frontage. The subject property also immediately abuts Highway 417 to the southwest, however, no access is provided to the site from the Highway.

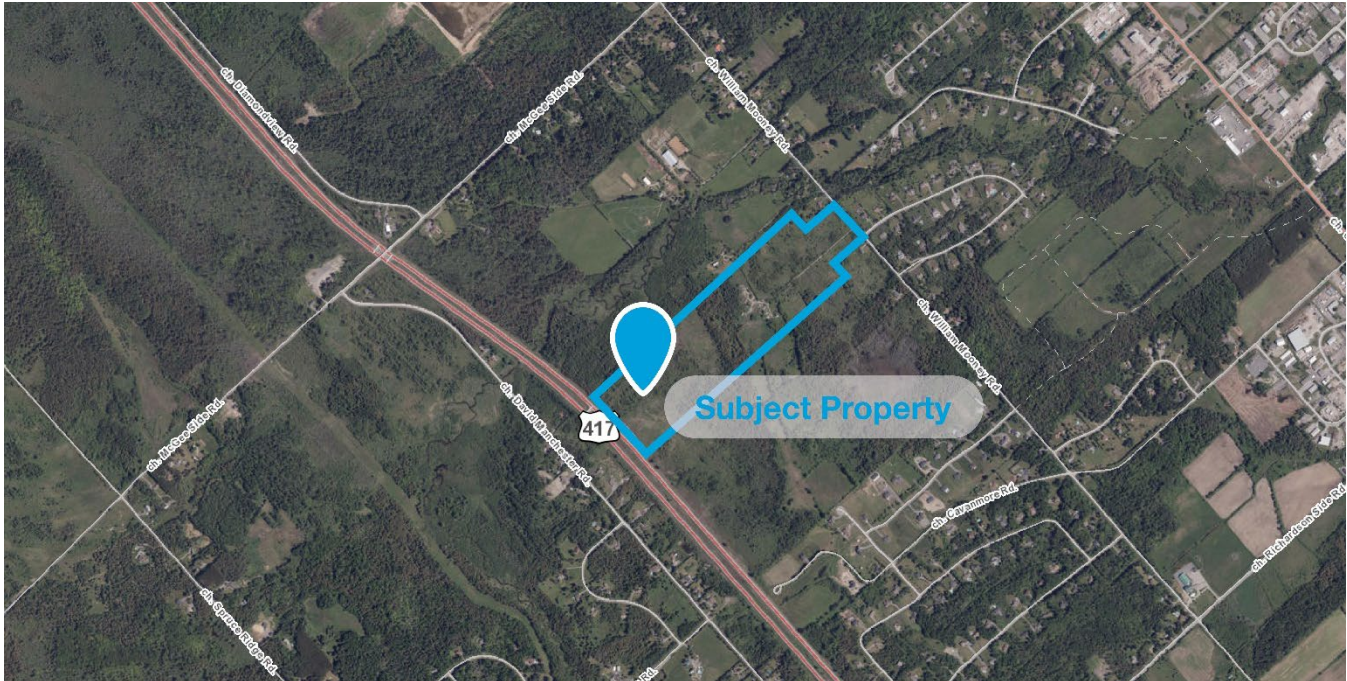


Figure 1. Aerial image of the subject property



Figure 2. View of the subject property and existing driveway access from William Mooney Road

2.2 Surrounding Area

The subject property is located in Carp, a rural Ottawa neighbourhood, located in the west end of the City, northeast of Highway 417. The area surrounding the subject property can be characterized as the following:

North: Immediately north of the subject property along William Mooney Road is a single detached dwelling. North of the subject property, on the south side of William Mooney Road, abutting the subject property, is another property with a single detached dwelling and a barn which may house livestock. Further north of the subject property are additional single detached dwellings which generally line William Mooney Road. On the south side of William Mooney Road, still generally north of the subject property, is the Huntleigh Equestrian Centre, which is a boarding facility for horses. Further north of the subject property is a well treed area and what appears to be smaller residential subdivision developments.

East: Immediately east of the subject property on the north side of William Mooney Road is a country lot subdivision consisting of single-detached dwellings. Further east of the subject property are agricultural lands, additional residential dwellings and what appears to be an industrial park.

South: Immediately south of the subject property is vacant land that appears to be well-treed. Further south of the subject property are residential dwellings to the north and the south of Highway 417. Southeast of the subject property, approximately 2.5 kilometres away, is the Carp Landfill, which is an active landfill.

West: Immediately west of the subject property are heavily treed areas as well as a watercourse that runs through several properties. West of the subject property are residential dwellings and Highway 417. Further west of the subject property on the west side of Highway 417 are rural lands that are primarily wooded.

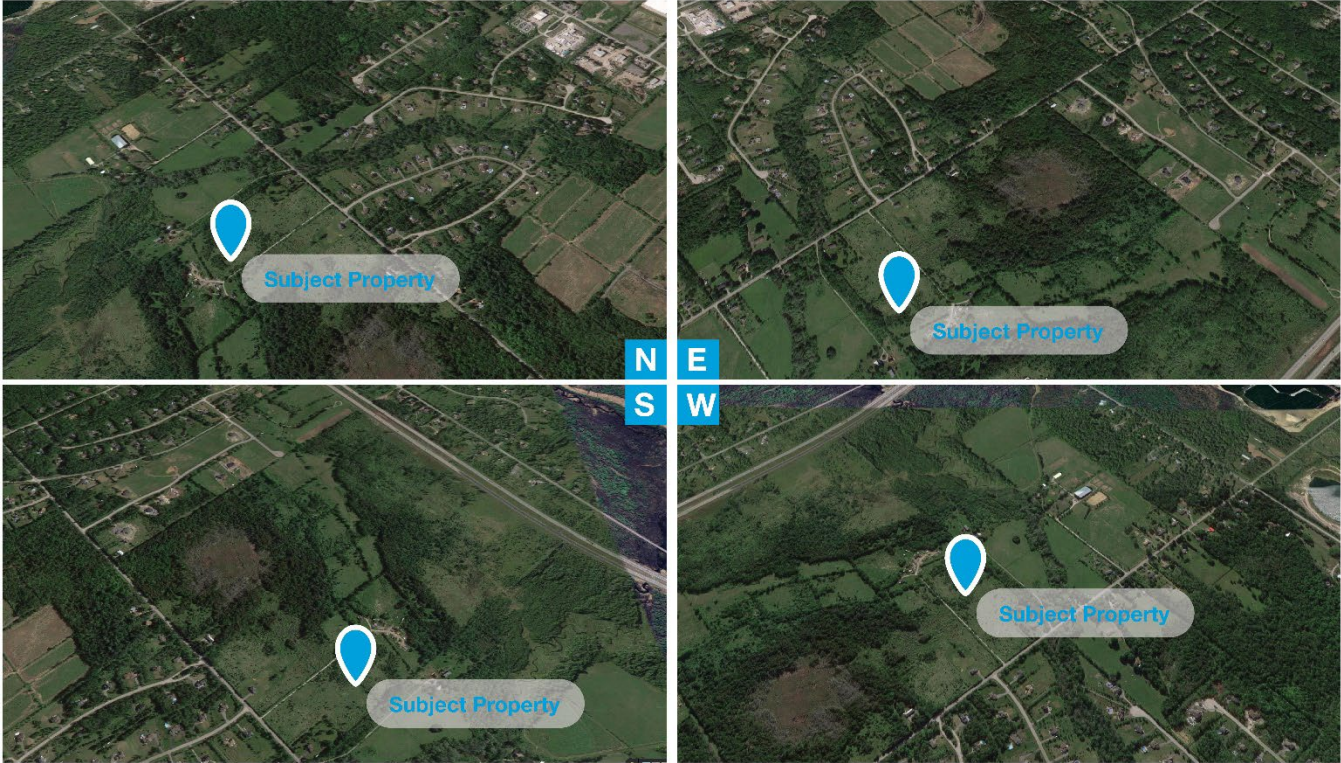


Figure 3. Aerial images of the surrounding area

Overview of Applications

The proposed Consent application proposes to sever the existing property into three (3) separate, independent lots (Figure 4). The new lots are proposed to be located within the northern-most portion of the subject property with frontage along William Mooney Road. At the present time, there are no development plans for the severed parcels.

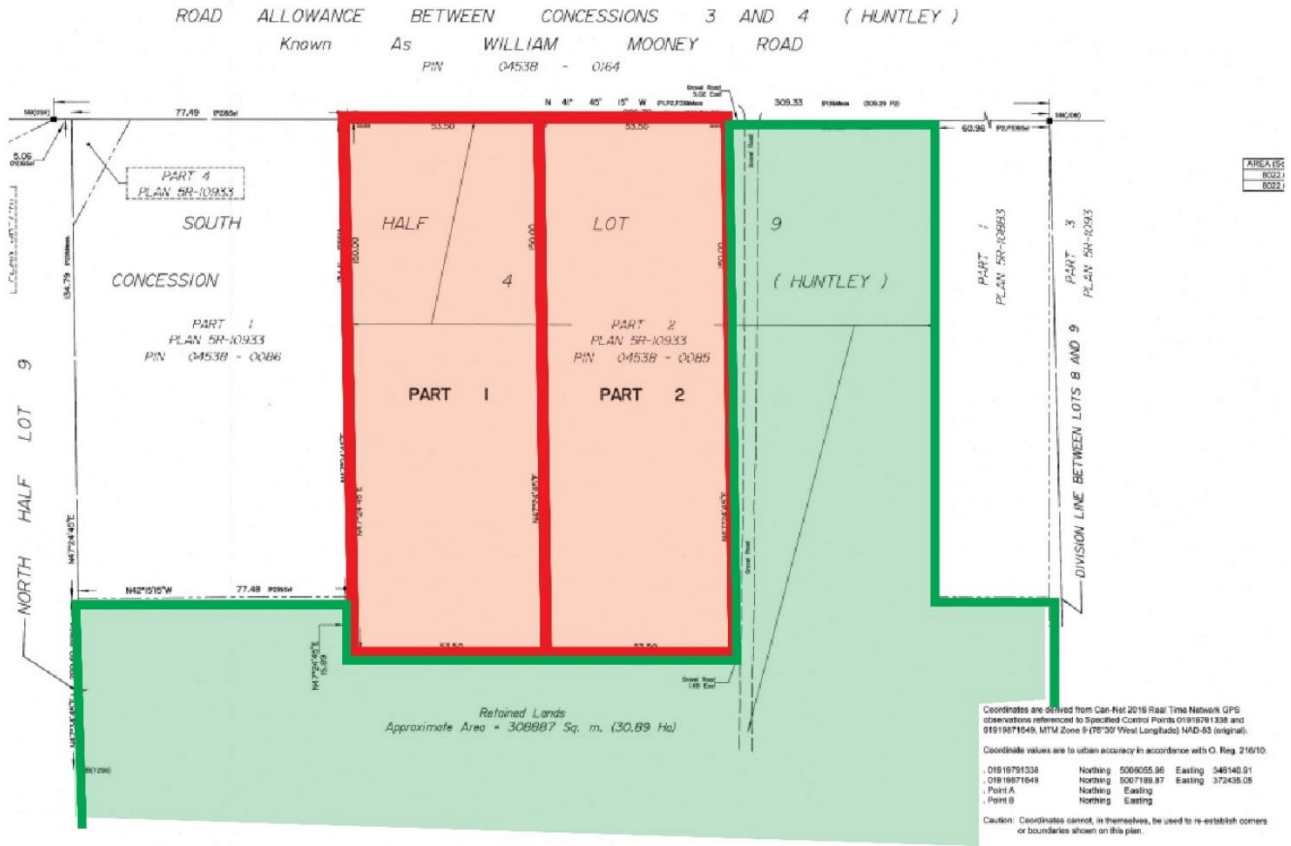


Figure 4. Extract of Draft R-Plan showing the proposed severed parcels (red) and retained parcel (green)

The following table summarizes the parcel frontages on William Mooney Road, as well as the total lot area of each parcel and the compliance with the Zoning By-law.

Table 1. Project Statistics

Property	Parts on R-Plan	Status	Total Lot Area	Total Lot Width	Compliance
919 William Mooney Road	Part 1	Severed	8,022.6 m ²	53.50 m	Yes
919 William Mooney Road	Part 2	Severed	8,022.6 m ²	53.50 m	Yes
919 William Mooney Road	n/a	Retained	30.89 ha	58.82 m	Yes

As discussed herein, the severance conforms to Official Plan policies and provisions within the City of Ottawa.

4.0 Policy & Regulatory Framework

4.1 Provincial Policy Statement (2020)

The Provincial Policy 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 PPS identifies rural areas as being important to the economic success of the Province and our quality of life. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.

The following PPS policies are applicable to the proposed development and subject property, among others:

- / Policy 1.1.4.1 – Healthy, integrated and viable rural areas should be supported by:
 - 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.

- / Policy 1.1.5.2 – On rural lands located in municipalities, permitted uses are:
 - a) The management of resources;
 - b) Resource-based recreational uses (including recreational dwellings);
 - c) Residential development, including lot creation, that is locally appropriate;
 - d) Agricultural uses, agricultural-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
 - e) Home occupations and home industries;
 - f) Cemeteries; and
 - g) Other rural land uses.

- / Policy 1.1.5.4 – Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

- / Policy 1.1.5.5 – Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.
- / Policy 1.1.5.8 – New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

The proposed severance represents the creation of two (2) new residential lots within the rural area, which are of shape and size consistent with the surrounding area and compatible with the rural landscape. As outlined in latter sections of this Report, the proposed new lots will comply with the minimum distance separation formulae. The subject property is also not located on existing agricultural lands.

4.2 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 sets out the policies to guide the development and growth of the City.

4.2.1 Rural Transect

The subject property is located within the Rural Transect, as identified on Schedule A – Transect Policy Area. The Rural Transect area accounts for approximately 80 percent of the City's total land area. The use of land in this transect area varies in intensity from untouched natural areas and cultivated farmland to more intense development within villages and commercial industrial areas.

The following policies are applicable to the subject property and the proposed Consent applications:

- / Policy 1 of Section 5.5.1 – Built form in the Rural Transect areas, where development is permitted shall be low rise.
 - b) Outside Villages, where development is permitted, built form and site design shall be premised on maintaining the rural character, image and identity; and
 - c) Outside of Villages, sites shall be designed to locate surface parking, storage and paved areas far from the road frontage, and access to such areas shall be designed to maintain rural character. The frontage along the road shall be landscaped and treed in a way that respects the rural landscape and enhances the green edge of rural roads. Elements such as low fences, hedges or landscape-based ornaments may be used to enhance the site frontage.
- / Policy 1 of Section 5.5.1 – Development in the Rural Transect areas shall:
 - a) Be of low density throughout, with the majority of residential uses and commercial and institutional uses concentrated within Villages;
 - e) Be adequately serviced and not create any risk that cannot be adequately mitigated, to the quality and quantity of groundwater for the surrounding area; and

The proposed severance will create two (2) new residential lots in the rural area, outside of a village boundary. The proposed lots have not yet been designed for future development, but it is anticipated that any future development on the lots will be premised on maintaining the rural character, image and identity.

4.2.2 Rural Countryside Designation

The subject property is designated as “Rural Countryside” on Schedule B9 – Rural Transect (Figure 5). The Rural Countryside is made up of a variety of low-intensity uses such as farming, small-scale industries and outdoor recreation and tourism supportive uses. The Rural Countryside also contains clusters of low-density residential units. 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.

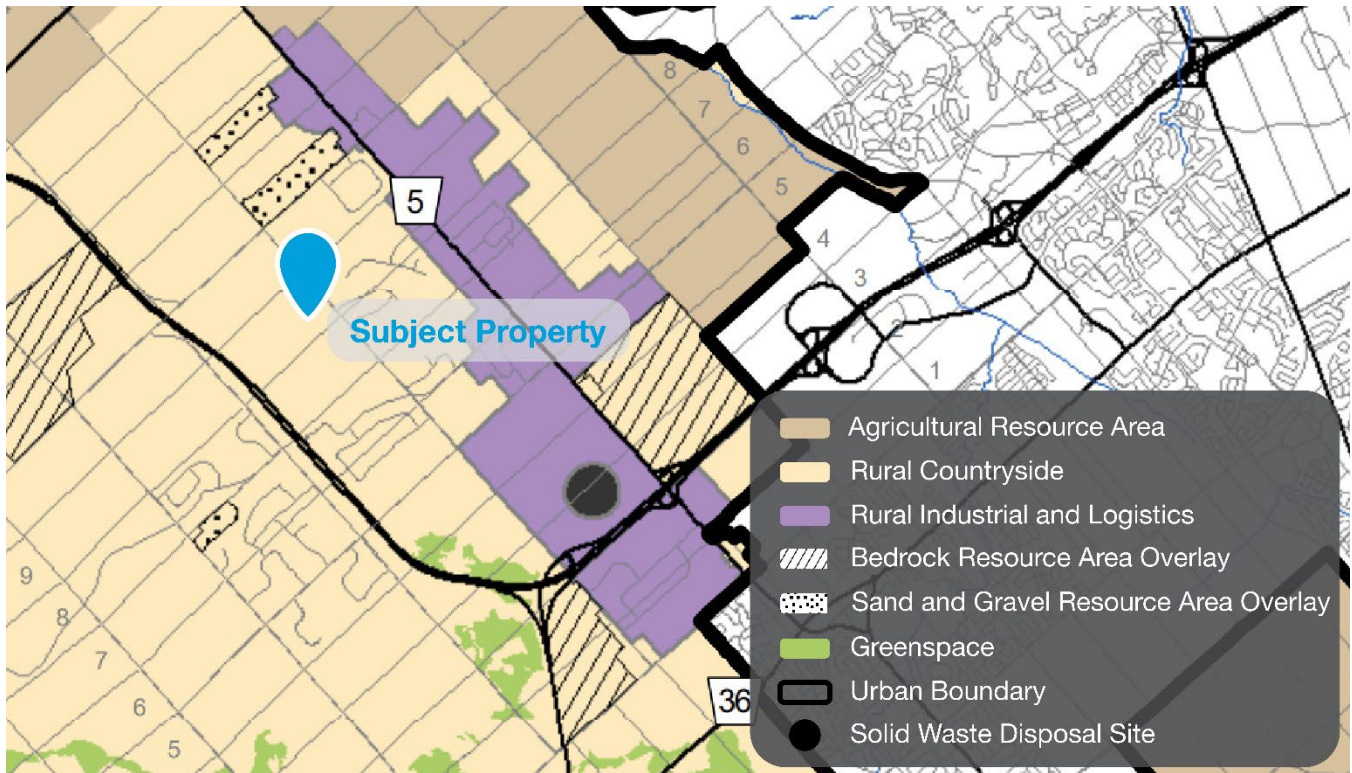


Figure 5. Extract of Schedule B9 - Rural Transect Area, City of Ottawa Official Plan

The following are applicable to the subject property and the proposed Consent applications:

- / Policy 1 of Section 9.2.2 – The following uses may be permitted:
 - a) Forestry, conservation and natural resource management activities;
 - b) Agriculture, agriculture-related and on-farm diversified uses;
 - c) Residential uses according to the policies of this plan;
 - d) Animal services boarding, breeding and training and equestrian establishments;
 - e) Bed and breakfasts;
 - f) Utility installations;
 - g) Cemeteries; and
 - h) Sand and gravel pits.

- / Policy 3 of Section 9.2.3 – All application for a consent to sever for a lot(s) that permits a residential use in the Rural Countryside designation must demonstrate compliance with the policies in this Plan and the following circumstances as applicable:
- a) Where a lot is within a historical settlement the following conditions apply:
 - i. The proposed lot is a minimum of 0.4 hectares in size and is generally consistent with the size of adjacent lots;
 - ii. The retained lots is a minimum of 0.4 hectares in size and is generally consistent with the size of adjacent lots;
 - iii. The application does not extend the historical settlement;
 - b) Where an infill lot is proposed between two existing dwellings not more than 250 metres apart on the same road and opposite the front yard of an existing dwelling the following conditions apply:
 - i. The proposed lot is a minimum of 0.8 hectares in size and is generally consistent with the size of surrounding lots on either side and immediately opposite;
 - ii. The retained lot is a minimum of 0.8 hectares in size and is generally consistent with the size of surrounding lots on either side and immediately opposite;
 - c) Where a lot is within a registered plan of subdivision (country lot subdivision) the following conditions apply:
 - i. The minimum size of the severed and retained lots is 0.8 hectares;
 - 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 in size;
 - e) In all circumstances:
 - i. The proposed and retained lots have frontage on an open, maintained public road;
 - ii. The proposed and retained lots can be adequately serviced without impacting existing private services on adjacent lots;
 - iii. If applicable, provide confirmation of sufficient reserve sewage capacity and/or reserve water system capacity within municipal water and sewage services, or private communal water and sewage services; and
 - iv. 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. The development agreement shall be informed by the conclusions and recommendations of an Environmental Impact Study; and
 - v. Except for c) (country lot subdivision) above, no more than two lots have been created from a lot in existence on May 14, 2003.

The proposed severance and creation of two (2) new residential lots is permitted on the subject property as per the policies above. The proposed severance is not located within a historical settlement area or an existing country lot subdivision, nor is it considered infilling; therefore, the required minimum lot size is 0.8 hectares for the severed parcels and 10 hectares for the retained parcel. The proposed severance adheres to the required minimum lot sizes for both of the severed parcels and the retained parcel. Additionally, the proposed lots will have frontage on a public road (William Mooney Road) in an area of the property where there is less vegetation than other areas of the property. The proposed severance will result in two (2) new lots and one (1) retained lot, which is consistent with the maximum number of lots permitted to be created.

4.2.3 Waste Disposal Sites

The subject property is located approximately 2.5 kilometres from an active waste disposal site (Carp Landfill). The following policies are applicable to the subject property and proposed severance:

- / Policy 4 of Section 10.1.7 – Land within three kilometres of an operating Solid Waste Disposal Site boundary is considered to be within the influence area of the site. New lot creation within this zone will require a notice on title to ensure the impacts of the operating Solid Waste Disposal Site (i.e. noise, dust, odours and haul route) are provided.
- / Policy 5 of Section 10.1.7 – Development within the influence area of an operating Solid Waste Disposal Site shall demonstrate that the Solid Waste Disposal Site shall not have any unacceptable adverse effects on the proposed development and will not pose any risks to human health and safety.

The proposed severance represents the creation of two (2) new lots for future residential uses. The area surrounding the subject property is generally characterized by rural residential uses and some agricultural uses, as well as industrial uses. There are several residential lots located between the active Carp Landfill and the subject property, and as such, the Solid Waste Disposal Site within 2.5 kilometres of the subject property is not anticipated to create unacceptable undue adverse impacts on the proposed lots.

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

The subject property is zoned Rural Countryside (RU) in the City of Ottawa's Comprehensive Zoning By-law (2008-250) (Figure 6). The purpose of the Rural Countryside 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;
- / Recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and
- / Regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.

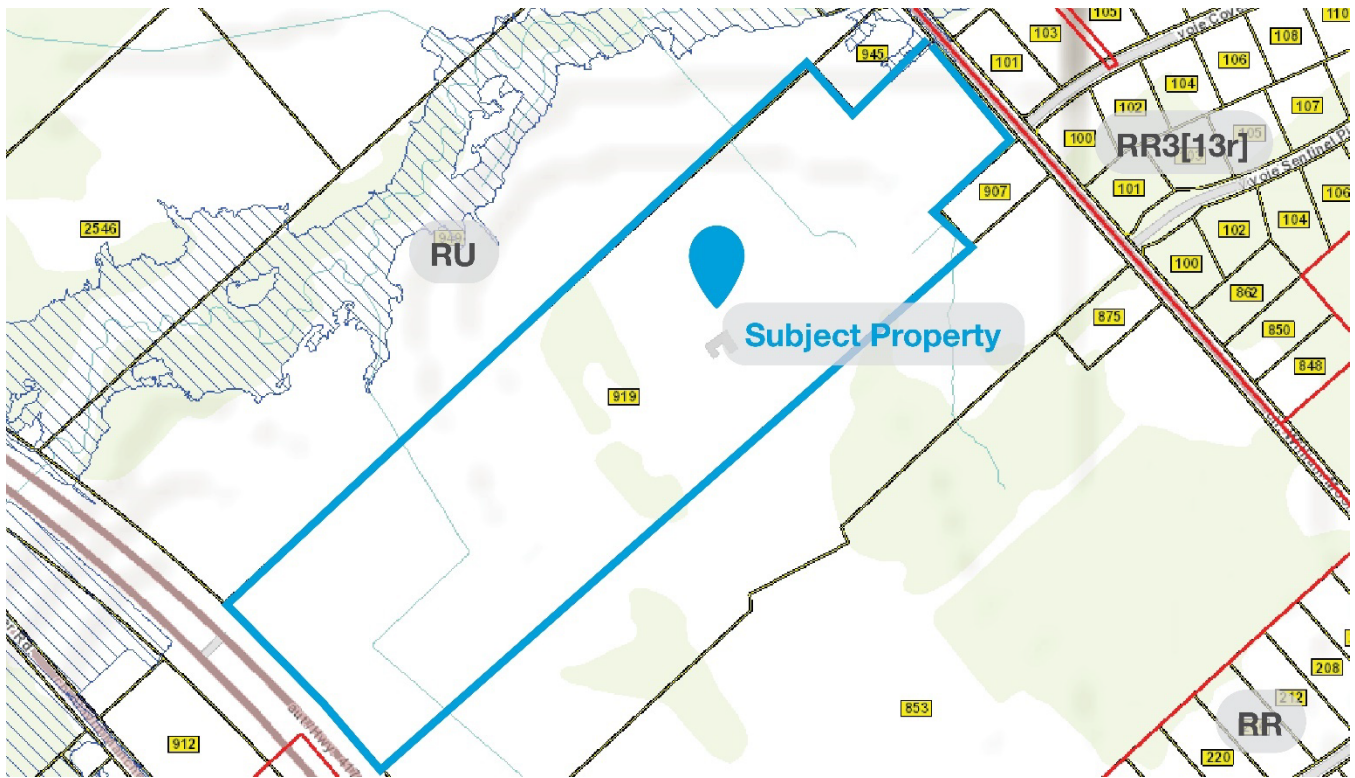


Figure 6. Zoning Map

The permitted uses within the RU zone include:

- / 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 unit

The table below demonstrates the proposed severance’s compliance with existing provisions of the Zoning By-law.

Table 2. Rural Countryside Zoning Requirements

Zoning Mechanisms	Required (RU Zone)	Provided		Compliance
Minimum Lot Width	50 m	Retained	58.82 m	✓
		Severed #1	53.50 m	✓

		Severed #2	53.50 m	✓
Minimum Lot Area	10 ha (retained) / 0.8 ha (severed)	Retained	30.89 ha	✓
		Severed #1	8,022.6 m ² (0.8 ha)	✓
		Severed #2	8,022.6 m ² (0.8 ha)	✓
Minimum Front Yard Setback	10 m	Retained	>10 m	✓
		Severed #1	n/a	n/a
		Severed #2	n/a	n/a
Minimum Rear Yard Setback	10 m	Retained	>10 m	✓
		Severed #1	n/a	n/a
		Severed #2	n/a	n/a
Minimum Interior Side Yard Setback	5 m	Retained	>5 m	✓
		Severed #1	n/a	n/a
		Severed #2	n/a	n/a
Maximum Lot Coverage	20%	Retained	<20%	✓
		Severed #1	n/a	n/a
		Severed #2	n/a	n/a

While the design of any future residential development on the proposed severed parcels have not been finalized, the proposed severed parcels comply with the minimum lot width and lot area provisions of the Zoning By-law. Any future development will be subject to a detailed zoning compliance review at the time of Building Permit.

5.0 Minimum Distance Separation

Publication 853, issued by the Ministry of Agriculture, Food and Rural Affairs (OMAFRA), provides 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 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 necessary direction to interpret and apply the calculations.

5.1.1 Requirement for MDS Setback

Publication 853 provides two classes of MDS formulae: MDS I and MDS II. MDS I applies to setbacks between the proposed new development and existing livestock facilities, while MDS II applies to setbacks from new, enlarged or renovated livestock facilities and existing or approved development. The proposal seeks to sever an existing residential lot to create two (2) new lots for residential use, and is therefore subject to MDS I.

In accordance with Implementation Guidelines (IG) #2, an MDS setback is required for proposed lot creation in accordance with IG #8 and #9. IG #8 requires an MDS I setback for both the severed and retained lots and IG #9 requires an MDS I setback for a newly created surplus dwelling lot. As the proposed severance is not creating a lot for a residence surplus to a farming operation, IG #9 does not apply.

The City of Ottawa Official Plan, including Omnibus Official Plan Amendment 1, does not provide policy direction requiring Minimum Distance Separation formulae for development in the rural area outside of Villages. Despite this, the Provincial Policy Statement provides explicit direction that new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae (Policy 1.1.5.8).

MDS I setbacks are calculated based on the nature of the proposed land use and are divided into Type A (less sensitive) and Type B (more sensitive) land uses. Type A land uses are described in IG #33 and are characterized by lower density of occupancy, habitation or activity and include agriculture-related and on-farm diversified uses, industrial uses, agricultural lot creation, residential lot creation that does not result in a concentration of four or more lots in immediate proximity and building permits for dwellings on existing lots outside of a settlement area. Type B (more sensitive) uses are generally higher density in terms of occupancy, habitation and activity as described in IG #34 and include Official Plan and Zoning By-law Amendments to permit development excluding industrial or dwellings, outside of settlement areas. As the proposed severance is not changing the sensitivity of the area by increasing it from less than four lots to four lots or more, the proposal represents a Type A (less sensitive) land use.

5.1.2 Investigation Distance

Where an MDS setback is required, it must be measured from all existing livestock facilities and anaerobic digesters that are reasonably expected to be impacted by the proposed development. IG #6 limits the investigation distance to 750 metres from a proposed Type A land use. Using aerial imagery, we identified three possible livestock facilities within 750 metres of the subject property, located at the following municipal addresses:

- / 949 William Mooney Road (Barn 1 and 2); and
- / 1001 William Mooney Road (Barn 3).

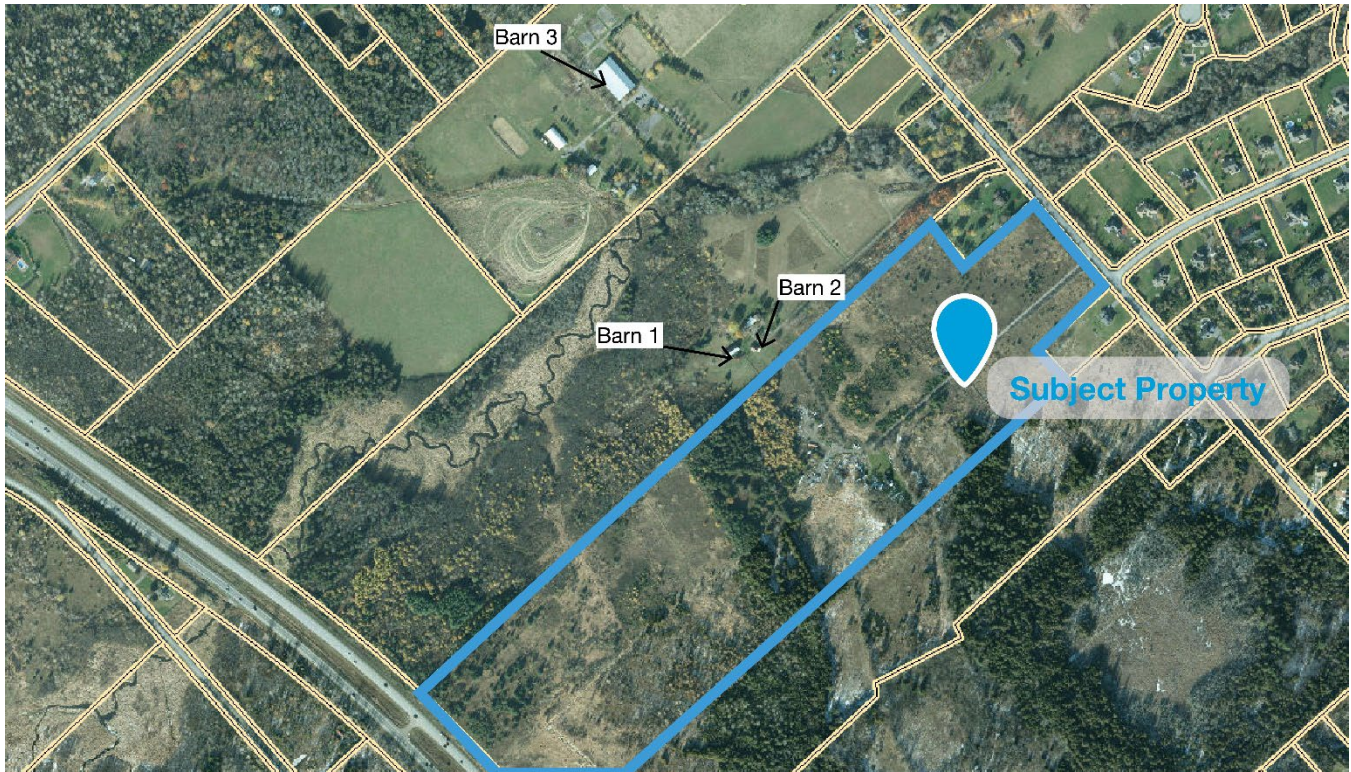


Figure 7. Minimum Distance Separation Diagram identifying potential livestock facilities

IG #12 allows for a reduced MDS setback where there are four or more uses or dwellings of equal or greater sensitivity in the intervening area between the site and identified livestock facilities. The intervening area is described as a 120-degree arc extending from the barn in question toward the site. As outlined in Figure 8, Barn 3 at 1001 William Mooney Road was determined to be separated from the subject property by more than four (4) non-agricultural uses or residential dwellings of equal or greater sensitivity and thus no MDS calculation was prepared. As such, Barn 3 is anticipated to have no impact on the proposed new residential lots.

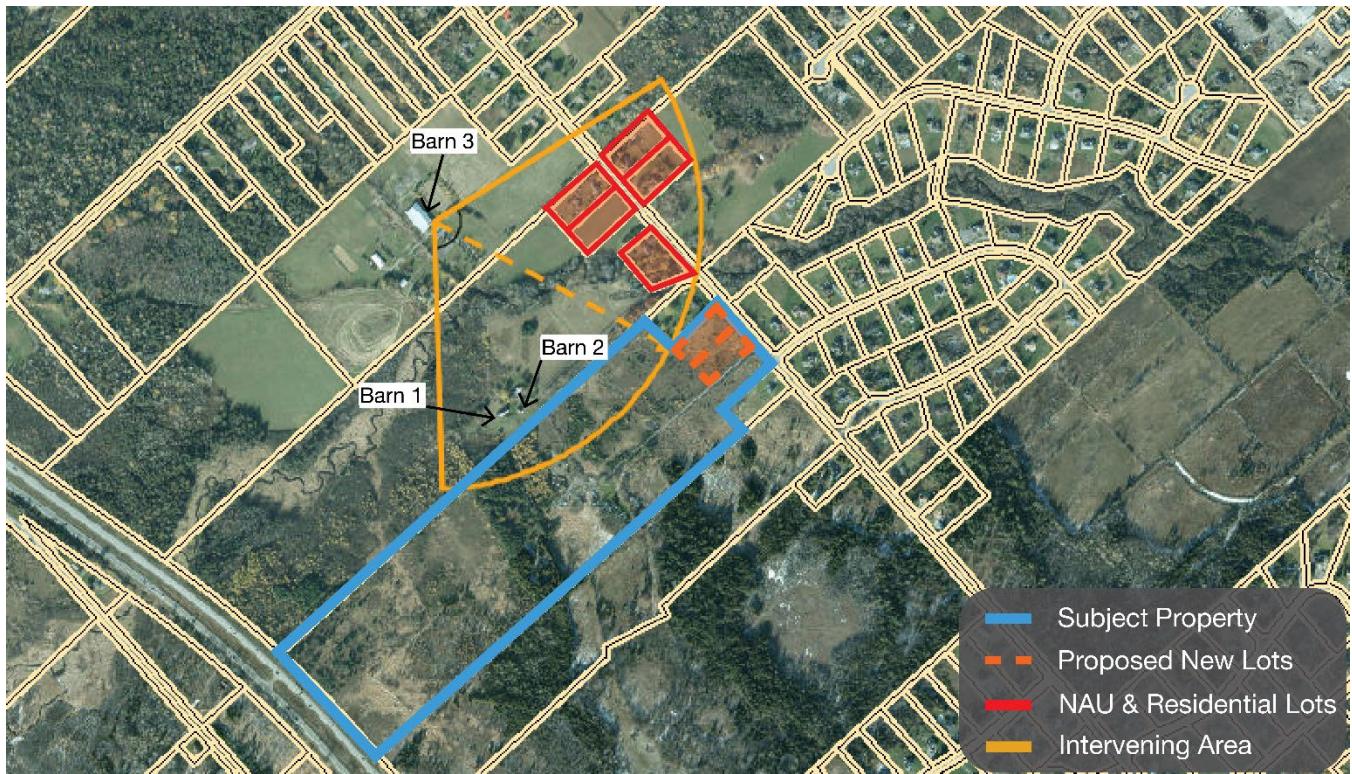


Figure 8. Application of IG #12 demonstrating non-agricultural uses (NAU) and residential uses within the 120-degree intervening area

Given IG #12 would not eliminate the remaining possible barns from evaluation, the need for further investigation was required. A letter was mailed to the property owner at 949 William Mooney Road, requesting participation in the MDS survey. At the time of writing this report, the property owner has not participated in the MDS survey, and assumptions regarding the potential livestock facilities on the property have been made via aerial imagery.

Barn #1 and #2 – 949 William Mooney Road

The property at 949 William Mooney Road is located northwest of the subject property and shares a lot line with the subject property. This property contains a dwelling, what appears to be two (2) barns and one potential chicken coop (Figure 9). The lot area is approximately 32.52 hectares. A letter was mailed to the property owner requesting participation in the MDS survey; however, at the time of writing this report, the property owner has not participated in the MDS survey. As such, the two (2) barns on site were evaluated as unoccupied livestock barns. The potential chicken coop was not evaluated as part of the MDS calculations, as IG #3 states that MDS is not required for livestock barns occupying less than 10 square metres.

The MDS calculations are found in Appendix A to this letter. Although it appears that there are two potential livestock facilities on the property, as per IG #19, the combined design capacity has been evaluated and the MDS calculation completed based on the combined total of both barns due to their proximity to each other. Based on the size of Barn 1 and 2, the MDS calculation resulted in a minimum separation distance of **163 metres**. The actual separation distance to the subject property is approximately 331 metres (Figure 10). As such, the livestock facilities at 949 William Mooney Road are not anticipated to have an impact on the proposed severance and resulting new lots.



Figure 9. Annotated image of the existing structures on site at 949 William Mooney Road

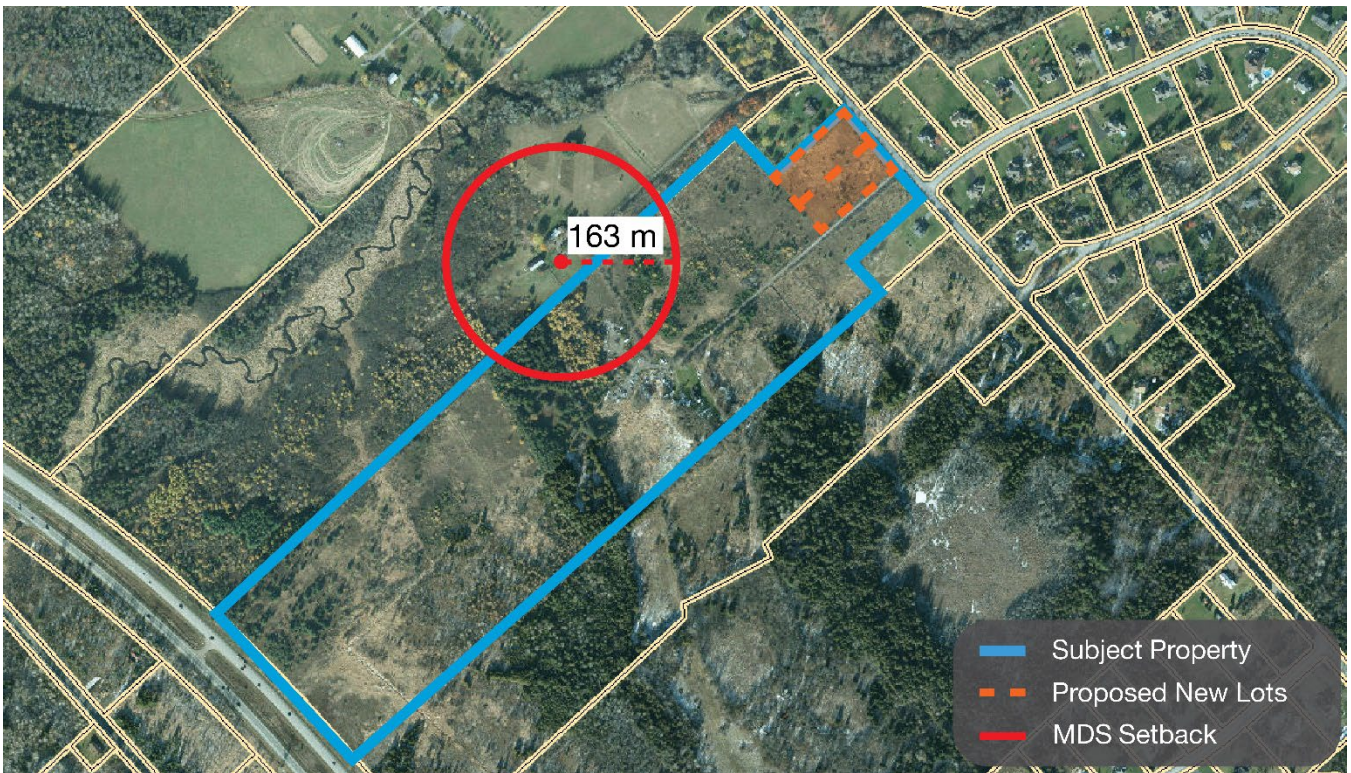


Figure 10. Demonstration of the required MDS Setback from 949 William Mooney Road

Consent Application

It is our professional opinion that the application meets the criteria for lot division as described in Section 53(1), 53(12) and 51 of the *Planning Act*. As the proposal does not include an internal road network, major servicing or other elements of a subdivision, the following criteria are generally those which apply to applications for consent:

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 policies of the Provincial Policy Statement (2020) by facilitating the provision of housing in a location that does not result in undue or adverse impacts to the surrounding neighbourhood and context.

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

The proposed severance allows for the creation of two (2) new lots for residential purposes in the rural area. The proposed severance will create lots of a size that can accommodate the services available in the rural area. The application is therefore not premature and is in the public interest.

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

As outlined in the preceding section of this report, the proposed severance conforms with the policies of the City of Ottawa Official Plan and Omnibus Official Plan Amendment 1. The severance is consistent with the policy direction of the Rural Transect and the Rural Countryside designation.

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

The proposed severance of the subject property will result in severed and retained parcels that are suitable for their intended use. The proposed new parcels and the retained parcel will comply with the required lot area and lot width. Additionally, the proposed development meets all required separation distances calculated with the MDS formulae, and no undue adverse impacts are anticipated for the proposed new lots.

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 property, including both the severed and retained lands will continue to have frontage on a public road (William Mooney Road). The public road is paved and is sufficient to support the proposed severance.

f) the dimensions and shapes of the proposed lots;

The proposed severed lots will be similar in size and shape and will also be similar in size and shape of other residential lots along William Mooney Road. The retained parcel will be generally rectangular-shaped and will be of a size that is consistent with several other nearby parcels of land. As outlined above, the retained and severed parcels will meet all applicable policies of the Official Plan and provisions of 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 proposed severance complies with all separation distances and setbacks as outlined in the PPS, Official Plan and Zoning By-law. A small portion of the proposed severed parcel will be subject to a floodplain as per the City of

Ottawa Zoning By-law. Despite the presence of the floodplain on a small portion of the site, the floodplain does not affect the developable area of the lot or render it undevelopable. The proposed severance does not impose any restrictions on the land or nearby buildings and is consistent with the Rural Countryside zone.

h) conservation of natural resources and flood control;

The proposed severance is located away from any water courses on the site and is also located in an area on the site that has limited vegetation compared to the remainder of the site. A small portion of a floodplain extends into one of the proposed severed parcels, which does not affect the developable area of the lot or render it undevelopable. The Official Plan identifies the subject property as being located within the Natural Heritage Linkage Area.

i) the adequacy of utilities and municipal services;

The retained and severed lands will be privately serviced. The severed parcels have been designed with an adequate lot area to accommodate a septic system.

j) the adequacy of school sites;

The proposal for two (2) new lots is modest and is not anticipated to generate enough students to impact the local school system.

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 or conveyed for public purposes.

l) the extent 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.

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

7.0 Conclusion

It is our professional opinion that a full Plan of Subdivision is not required for the orderly development of the lands, and a Consent is appropriate for the subject property. The proposal to create two (2) new lots from an existing parcel satisfies the Planning Act criteria for a Consent and conforms with the policies of the Provincial Policy Statement and the City of Ottawa Official Plan. The proposed severance is not anticipated to create any undue adverse impacts to the surrounding rural area.

Sincerely,



Patricia Warren, M.Pl.
Planner



Jacob Bolduc, RPP MCIP
Associate



MDS I

General information

Application date

Dec 4, 2023

Municipal file number

Proposed application

Lot creation for a maximum of three non-agricultural use lots

Applicant contact information


Majed Rostamian
RG Trading Ltd.
347 Spring Garden Avenue
Toronto , ON
M2N 3H4
majedro@gmail.com

Location of subject lands

City of Ottawa
City of Ottawa
HUNTLEY
Concession 4 , Lot 9

Calculations

949 William Mooney Road

Farm contact information 

ON



Location of existing livestock facility or anaerobic digester

City of Ottawa
City of Ottawa
HUNTLEY
Concession 4 , Lot 9

Total lot size
32.52 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	253 m ²	12.7 NU	253 m ²

-  **Confirm Livestock/Manure Information (949 William Mooney Road)**
The livestock/manure information has not been confirmed with the property owner and/or farm operator.
-  **Unoccupied Barn or Unused Storage (949 William Mooney Road)**
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	12.7 NU		
Potential design capacity	25.3 NU		
Factor A (odour potential)	1	Factor B (design capacity)	210.6
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			163 m (535 ft)
Actual distance from livestock barn			331 m (1087 ft)
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Preparer signoff & disclaimer

Preparer contact information

Patricia Warren
Fotenn Planning + Design
396 Cooper Street
Suite 300
Ottawa , ON
K2P 2H7
613-730-5709 x225
warren@fotenn.com

Signature of preparer

_____	_____
Patricia Warren , Planner	Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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