

January 26, 2024

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

RE: Application for Consent
2758 Yorks Corners Road, City of Ottawa

Committee of Adjustment
Received | Reçu le

2024-01-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare,

Fotenn Planning + Design ("Fotenn") has been retained by Alanna Boivin (the "Owner") to prepare a Planning Rationale and act as agents for the submission of the enclosed Consent application for the lands municipally known as 2758 Yorks Corners Road (the "subject property") in Osgoode Ward in the City of Ottawa.

The subject property is currently mostly vacant with vegetation, with a single detached dwelling unit fronting on Yorks Corners Road. The intent of the enclosed Consent application is to sever the existing lot into two (2) separate lots, compliant with the required lot size and lot area in the Zoning By-law and Official Plan. No new development is proposed for retained lands; however, it is understood that the severed lands are to be developed for residential purposes in the future.

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

- / Completed application form (1 copy);
- / Sketch (1 copy);
- / Parcel Abstract Page (1 copy);
- / Completed Schedule: Rural Consent Additional Application Information (1 copy);
- / Cheque in the amount of \$4,014.00.

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

Sincerely,



Matt McElligott, RPP MCIP
Principal



Patricia Warren, M.Pl.
Planner

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FOTENN

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 application for the property municipally known as 2758 Yorks Corners Road (the “subject property”) in Osgoode Ward 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 two (2) lots. The retained lot, which will generally be L-shaped, while the severed lot, will be rectangular-shaped. No new development is currently proposed; however, it is understood that the newly created parcel will be used for residential purposes in the future.

A total of one (1) consent application is required.

2.0 Site Context and Surrounding Area

2.1 Subject Property

The subject property, 2758 Yorks Corners Road, is located in Ward 20 (Osgoode ward), in the City of Ottawa. The subject property has a total lot area of 100,058.11 square metres (10.01 hectares) and a total lot frontage of 200.88 metres on Yorks Corners Road.

The existing parcel is currently mostly vacant with vegetation, with a single detached dwelling unit fronting on Yorks Coners Road. The access to the site is from Yorks Corners Road.



Figure 1: Aerial image of the subject property



Figure 2. View of the subject property, existing residential dwelling on site and site access from Yorks Corners Road

2.2 Surrounding Area

The subject property is located close to the village of Kenmore and the village of Metcalfe, rural Ottawa neighbourhoods, located in the south-east end of the City. The area surrounding the subject property can be characterized as the following:

North: Immediately north of the subject property along Yorks Corners Road is a single detached dwelling with access provided by Yorks Corners Road. Further north of the subject property, the area generally consists of country estate lots and single-detached dwellings. Several areas surrounding the existing residential dwellings are well vegetated with what appears to be mature trees.

East: Immediately east of the subject property is an approximate 1.55-hectare parcel that contains a single detached dwelling. This parcel and the abutting parcel to the south is heavily vegetated.

South: Immediately south of the subject property is a vacant 1-hectare parcel that could accommodate a single detached dwelling. Further south of the subject property is a single detached residential dwelling followed by more vacant lots, a watercourse, and agricultural lands.

West: Immediately west of the subject property are vegetated lands and the rear portion or parcels that front onto Victoria Street.



Figure 3. Aerial images of the surrounding area

3.0 Overview of Applications

The proposed Consent application proposes to sever the existing property into two (2) separate, independent lots (Figure 4). The new lot is proposed to be located within the northwestern portion of the subject property with frontage along Yorks Corners Road. At the present time, there are no development plans for the severed parcel.

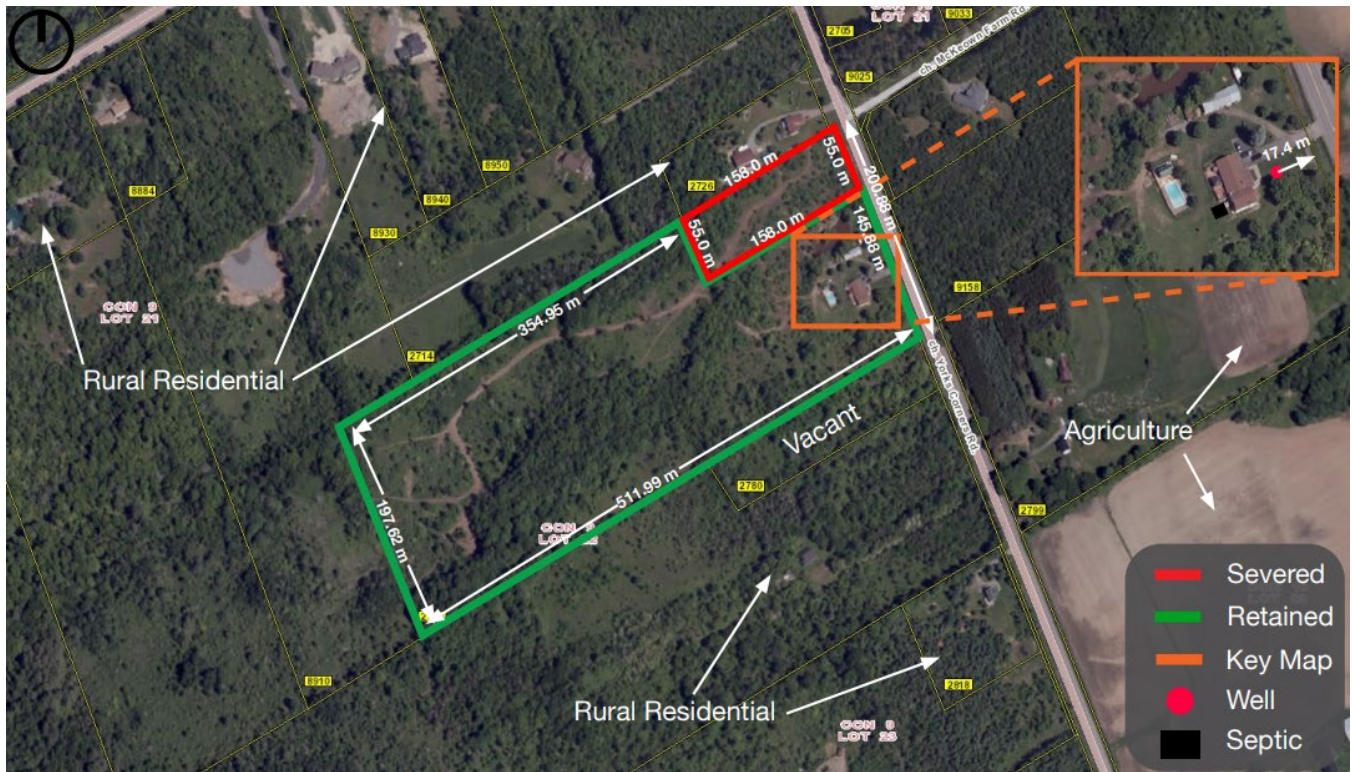


Figure 4. Sketch of the proposed severed (red) and retained (green) parcels

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

Table 1. Project Statistics

Property	Status	Total Lot Area	Total Lot Width	Compliance
2758 Yorks Corners Road	To Be Severed	8,690.0 m ² (0.86 ha)	55.0 m	Yes
2758 Yorks Corners Road	To Be Retained	91,444.51m ² (9.14 ha)	145.88 m	Yes

It should be noted that the dimensions of the severed lot are intended to reflect the dimensions of the existing parcel abutting the subject property to the north. The proposed severed parcel will maintain a lot area of approximately 0.86 hectares, which is the same as the abutting property and consistent with the requirements of the Zoning By-law and Official Plan (Figure 5).

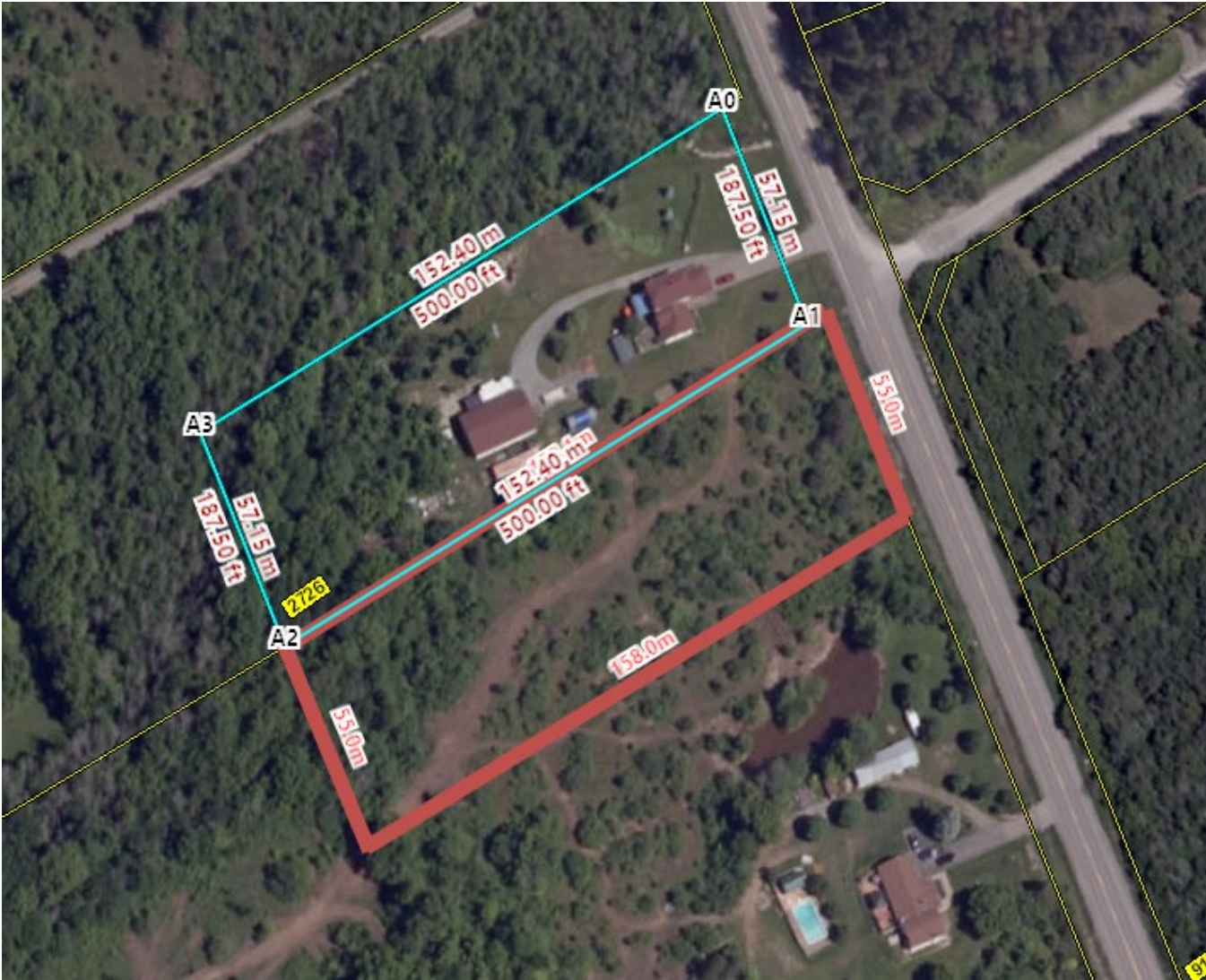


Figure 5. Extract from Geo Ottawa showing the dimensions of the proposed severed parcel (red) and the abutting property.

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 a new residential lot 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 lot 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 (Figure 5). 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 2 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;
 - b) Allow for uses that integrate well with the natural environment and rural area;
 - 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 a new residential lot 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 6). 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.

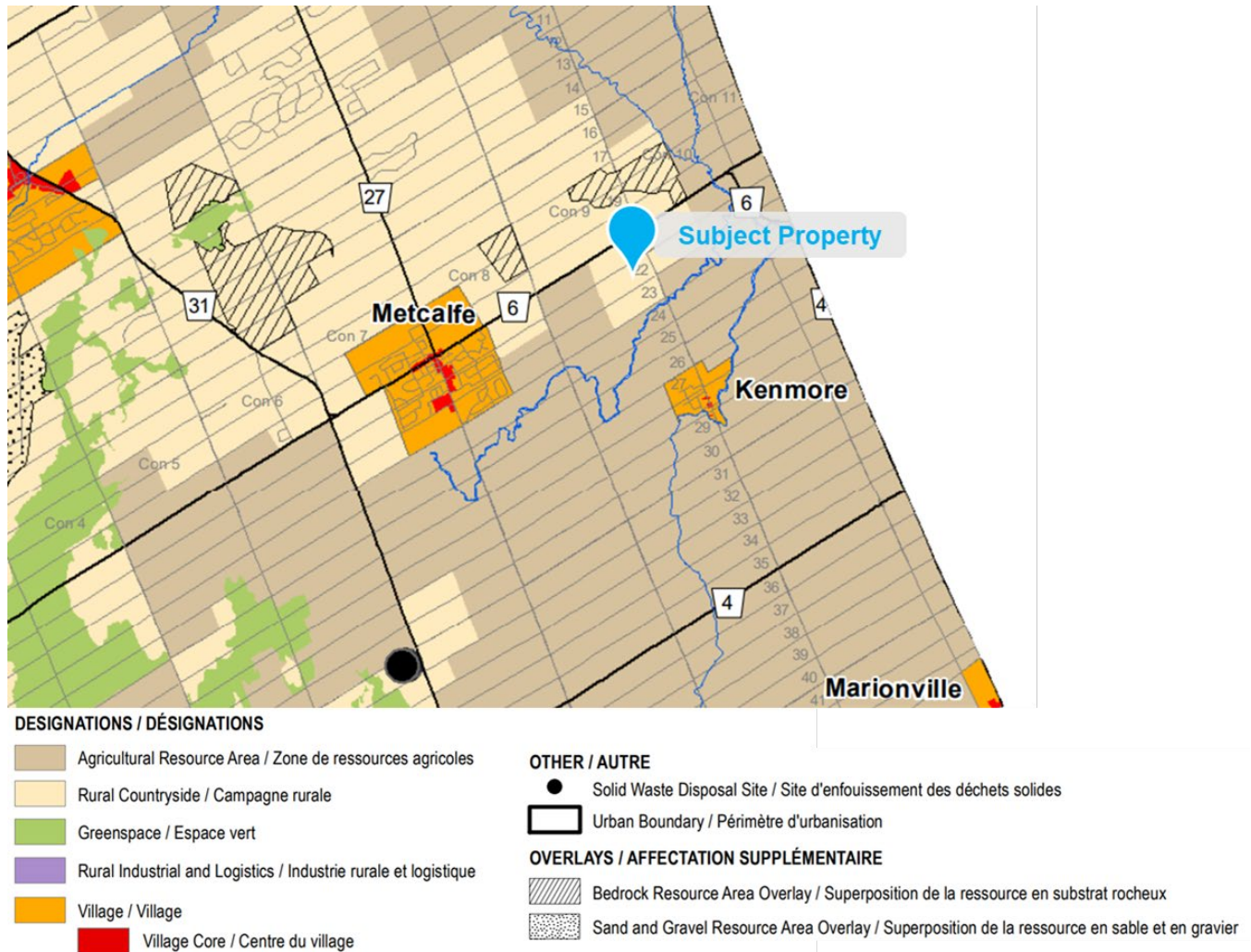


Figure 6. Extract of Schedule B9 - Rural Transect Area, City of Ottawa Official Plan

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

- / **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.

/ As per the Omnibus Official Plan Amendment 1 (September, 2023), under Appendix B – Rural Amendments, amendment 64: **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 a new residential lot is permitted on the subject property as per the policies above. The lot is not located within a historical settlement area. However, since the proposed lot is between two existing

dwelling not more than 250 metres apart on the same road (on Yorks Corners Road) and opposite the front yard of an existing dwelling it is considered infilling (see Figure 5); therefore, the required minimum lot size is 0.8 hectares for the severed parcel and 0.8 hectares for the retained parcel. The proposed severance adheres to the required minimum lot sizes for the severed parcel and the retained parcel. Additionally, the proposed lots will have frontage on a public road (Yorks Corners Road). The proposed severance will result in one (1) new lot and one retained lot, which is within the maximum number of lots permitted to be created.

Lastly, it should be noted that City staff have visited the parcel and determined no butternuts trees are present and an environmental Impact Study is not required.

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 7). 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.

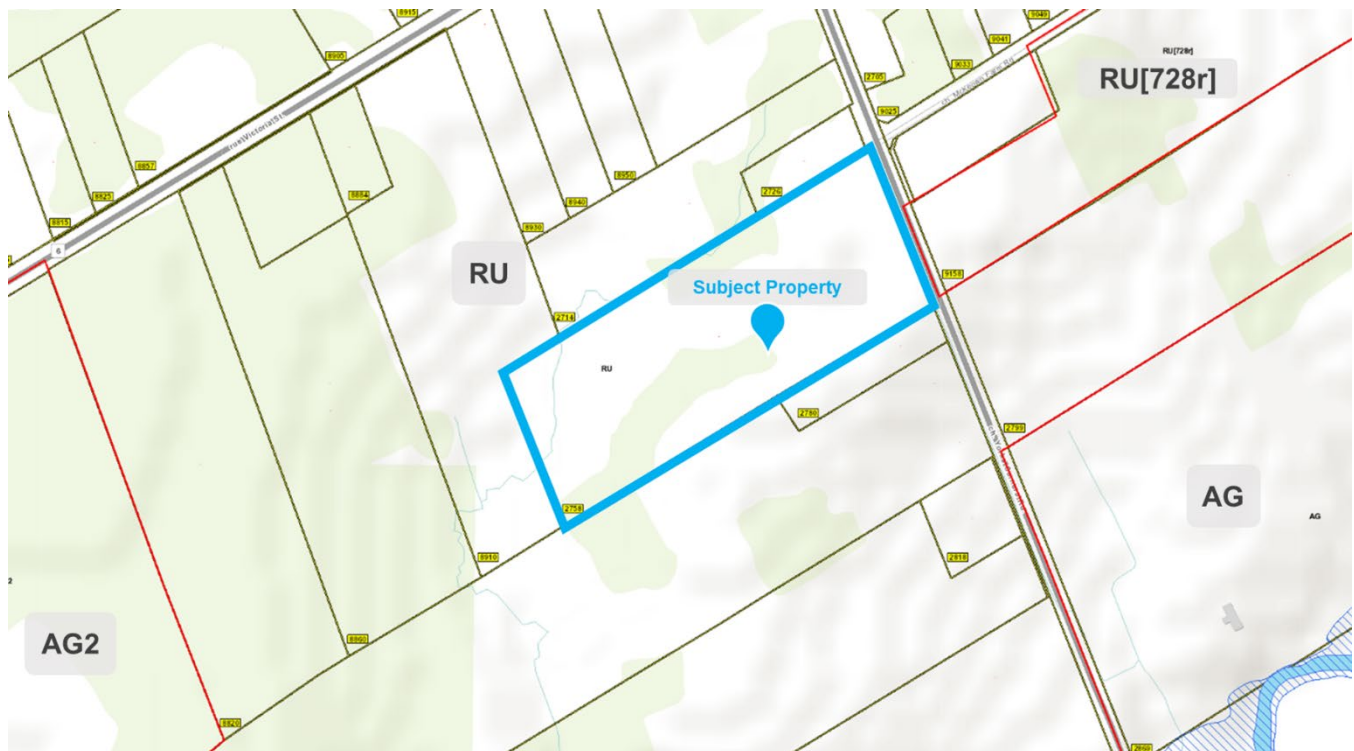


Figure 7. Zoning Map

The permitted uses within the RU zone include:

- / agricultural use
- / agriculture-related use
- / 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	145.88 m	Yes
		Severed	55.0 m	Yes
Minimum Lot Area	0.8 ha (retained) / 0.8 ha (severed)	Retained	9.14 ha	Yes
		Severed	8,690.0 m ² (0.86 ha)	Yes

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 one (1) new lot for residential use, and is therefore subject to MDS I.

In accordance with Implementation Guidelines (IG) #2, and MDS setbacks 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 and 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) land 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 does not represent residential lot creation resulting in a concentration of four or more lots, 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 seven (7) possible livestock facilities within approximately 750 metres of the subject property, located at the following municipal addresses:

- / 8857 Victoria Street (Barn 1);
- / 2600 York's Corners Road (Barn 2);
- / 2605 York's Corners Road (Barn 3 and 4);
- / 2673 York's Corners Road (Barn 5);
- / 2799 York's Corners Road (Barn 6 and 7);
- / 2869 York's Corners Road (Barn 8 and 9);
- / 9158 McKeown Farm Road (Barn 10, 11 and 12).

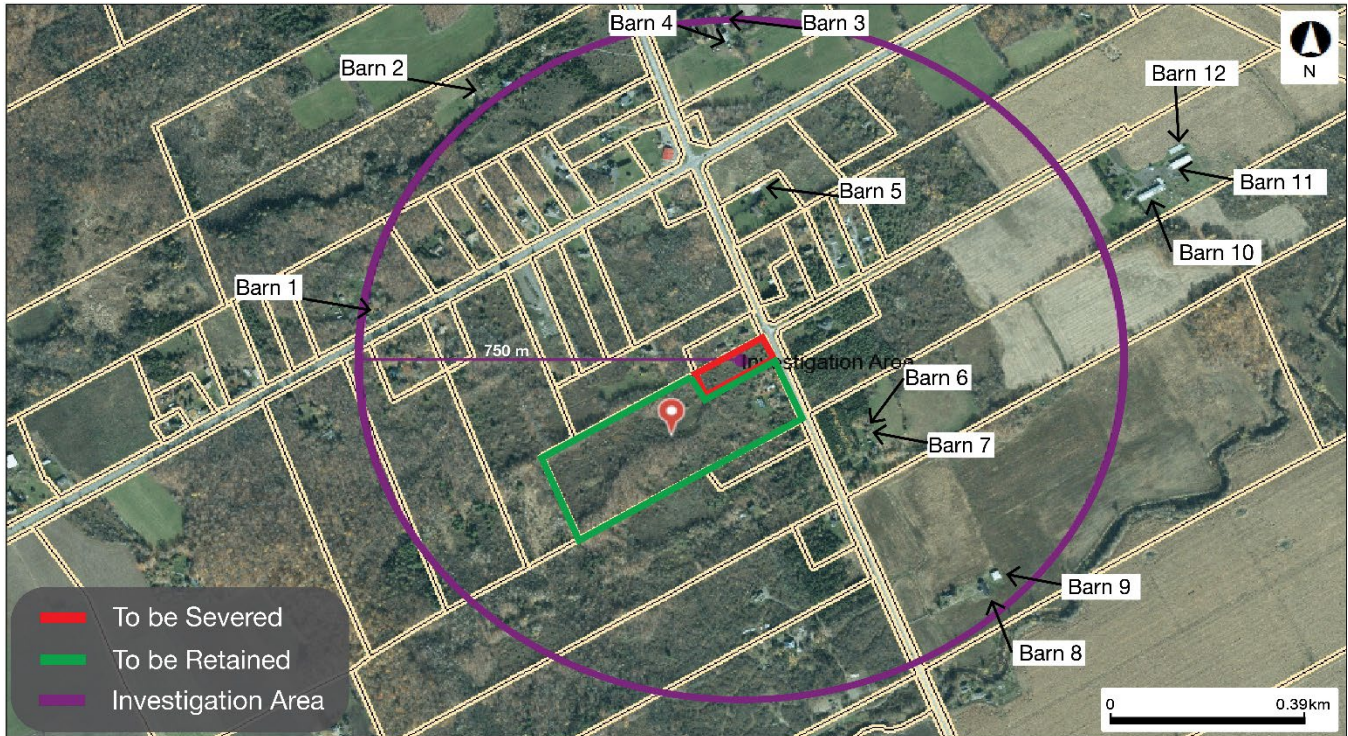


Figure 8. Minimum Distance Separation Diagram identifying potential livestock facilities within a 750 metre radius of the proposed severed parcel

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 9 through Figure 12, Barns 1, 2, 3, 4, 10, 11, and 12 are determined to be separated by four (4) or more non-agricultural uses or residential dwellings or equal or greater sensitivity. The setback from these barns to the extent of the fourth non-agricultural use or residential dwelling are less than the distance to the proposed severed property, and as such, these barns are anticipated to have no impact on the proposed new residential lot.

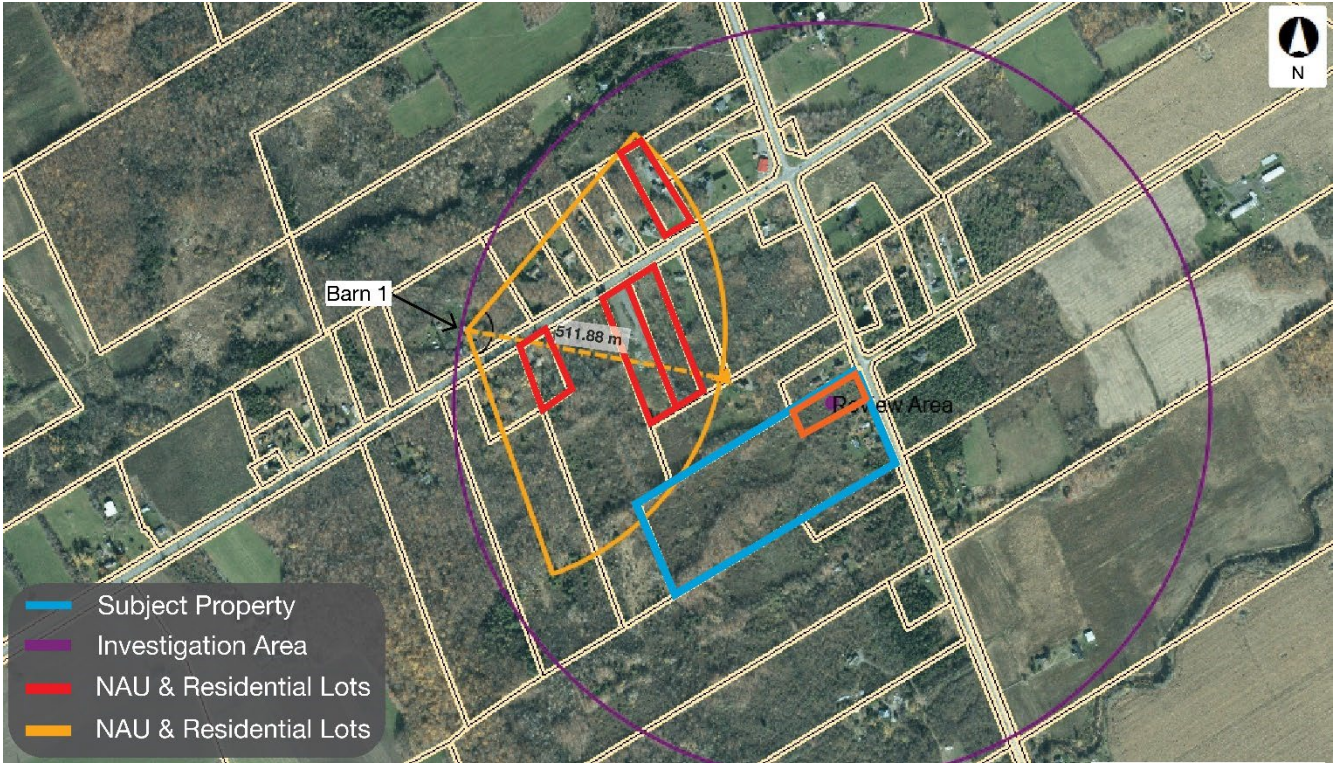


Figure 9. Application of IG #12 for Barn 1 at 8857 Victoria Street demonstrating non-agricultural uses (NAU) and residential uses within the 120-degree intervening area

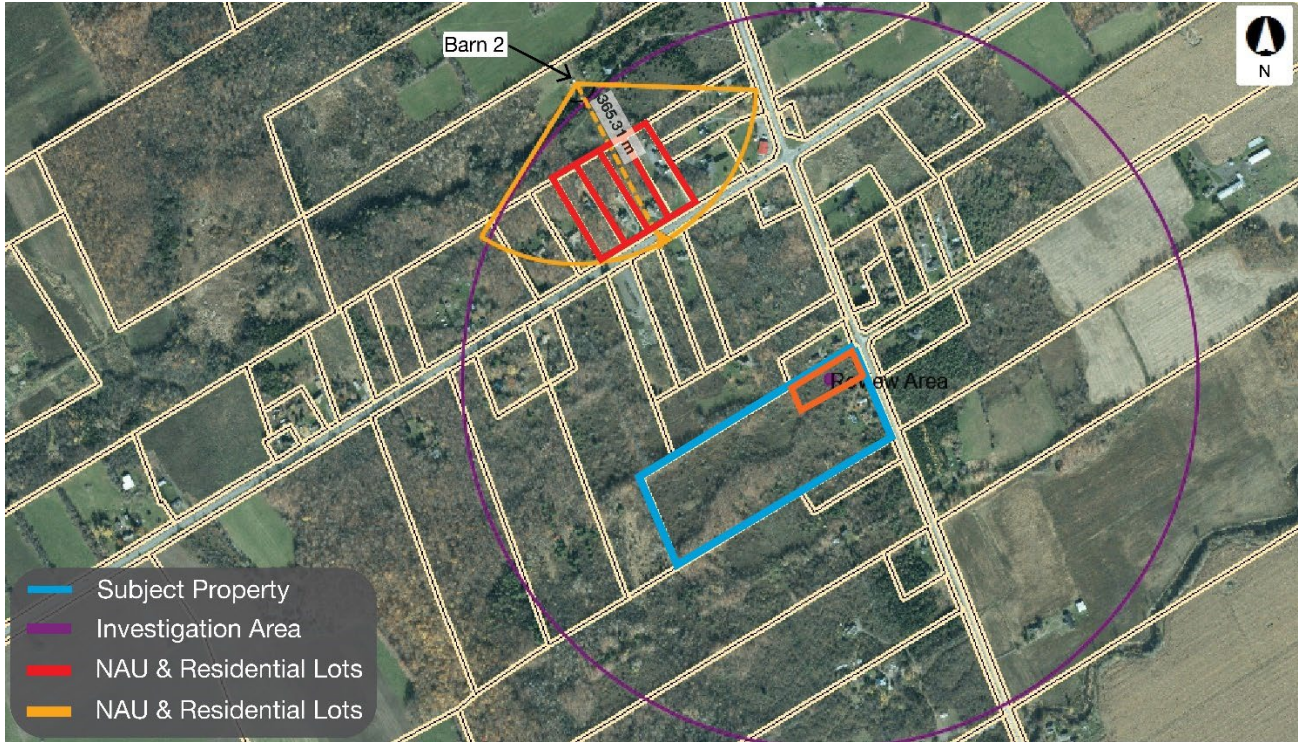


Figure 10. Application of IG #12 for Barn 2 at 2600 York's Corners Road demonstrating non-agricultural uses (NAU) and residential uses within the 120-degree intervening area

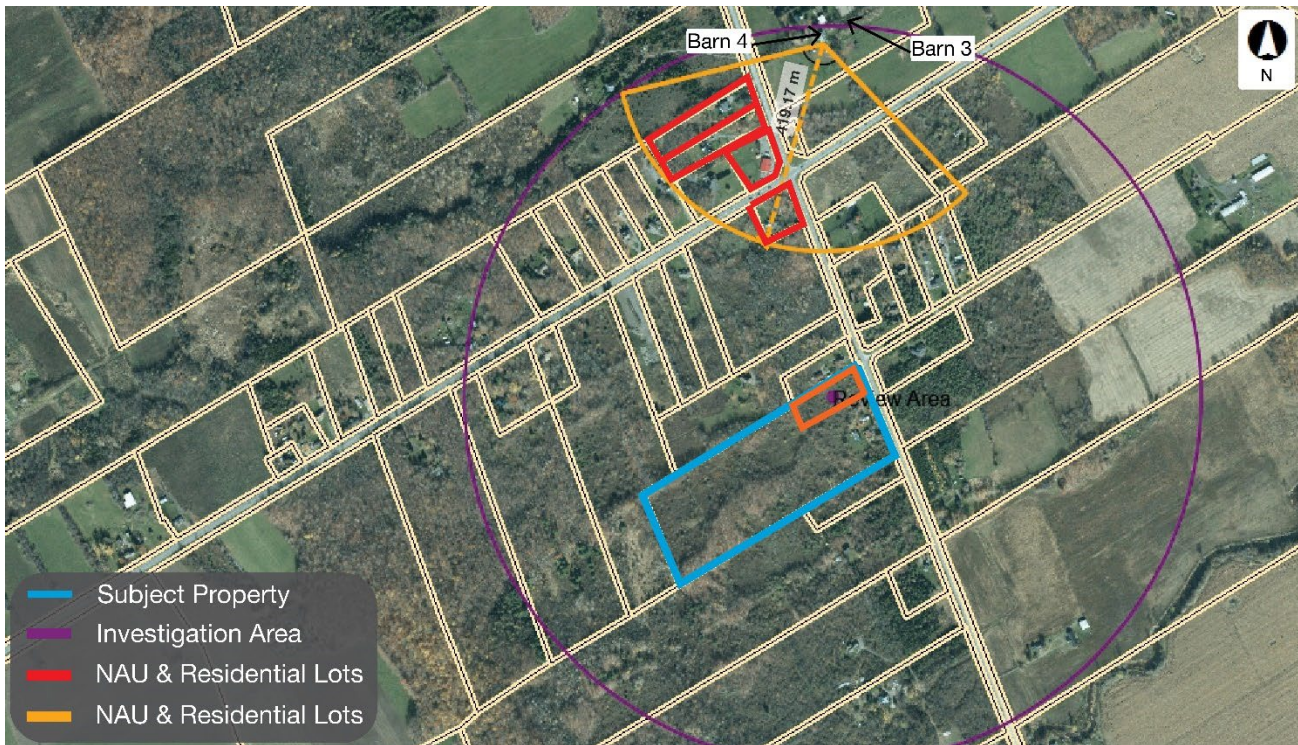


Figure 11. Application of IG #12 for Barn 3 and 4 at 2605 York's Corners Road demonstrating non-agricultural uses (NAU) and residential uses within the 120-degree intervening area



Figure 12. Application of IG #12 for Barn 10, 11 and 12 at 9158 McKeown Farm Road 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 owners at 2673 York's Corners Road, 2799 York's Corners Road, and 2869 York's Corners Road, requesting participation in the MDS survey. At the time of writing this report, the property owners have not participated in the MDS survey, and assumptions regarding the potential livestock facilities on these properties have been made via aerial imagery.

Barn #5 – 2673 York's Corners Road

The property at 2673 York's Corners Road is located north of the subject property. The property contains a dwelling, a detached garage, and what appears to be one (1) barn or structure that may contain, or has the potential to contain, livestock. The lot area is approximately 1.36 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 one (1) barn on site was evaluated as an unoccupied livestock barn.

The MDS calculations are found in Appendix A to this letter. Based on the size of the barn, the MDS calculation resulted in a minimum separation distance of **116 metres**. The actual separation distance to the subject property is approximately **333 metres** (Figure 14). As such, the livestock facility at 2673 York's Corners Road is not anticipated to have an impact on the proposed severance and resulting new lot.

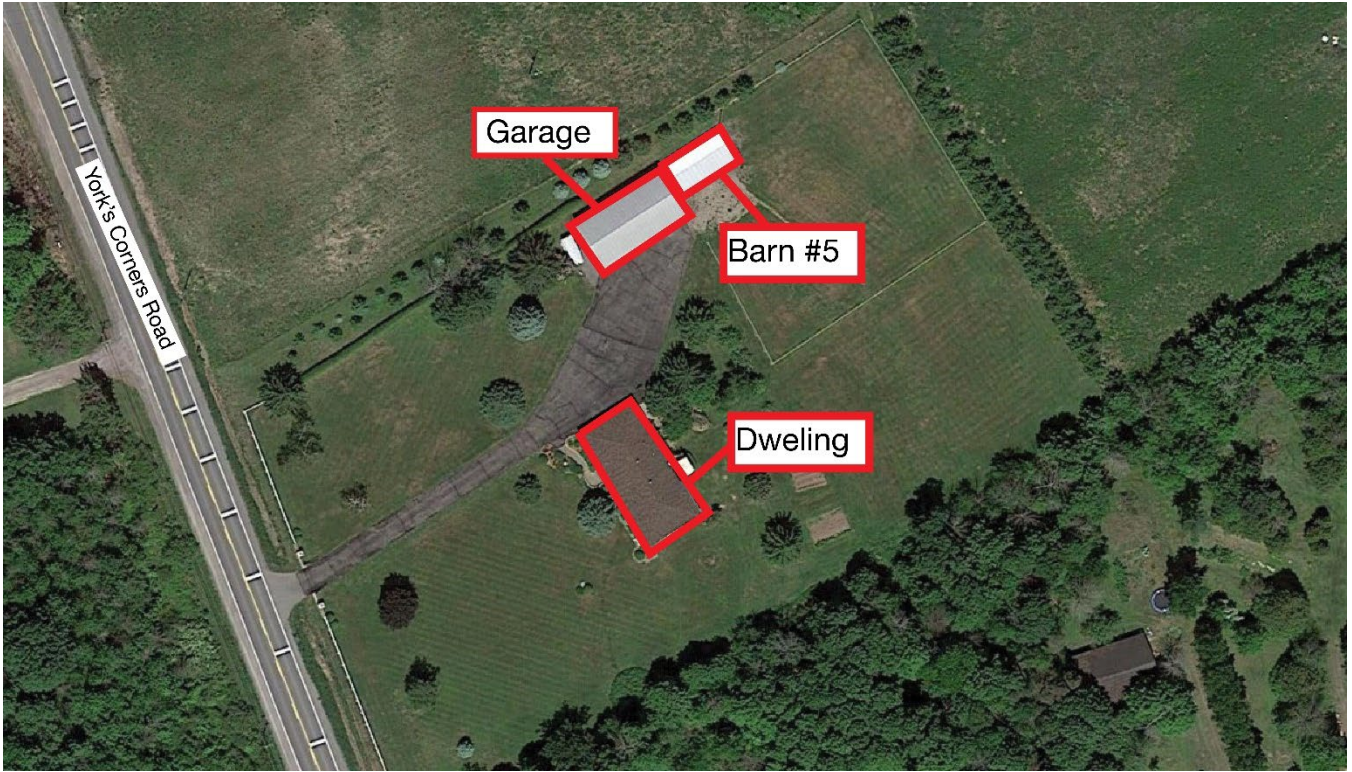


Figure 13. Annotated image of the existing structures on site at 2673 York's Corners Road

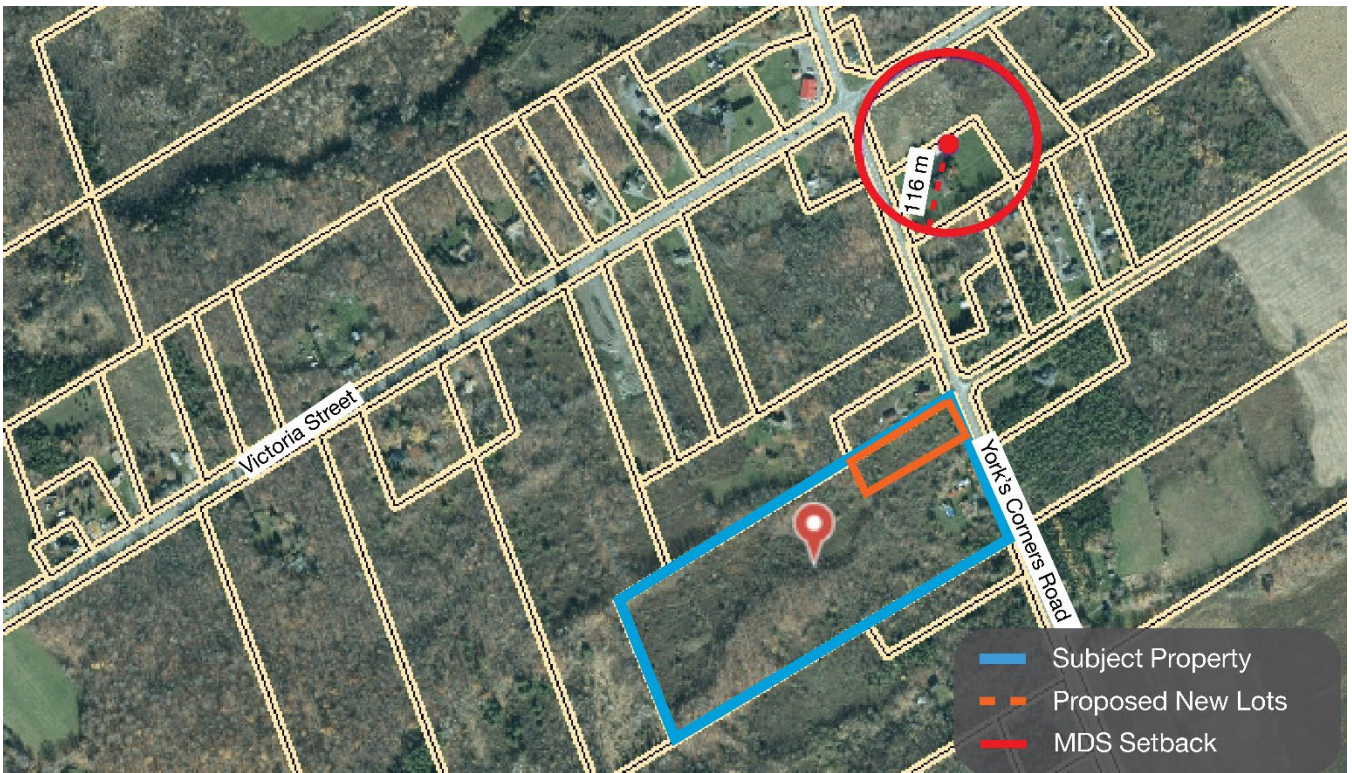


Figure 14. Demonstration of the required MDS Setback from 2673 York's Corners Road

Barn # 6 and #7 – 2799 York's Corners Road

The property at 2799 York's Corners Road is located southeast of the subject property. This property contains a dwelling, and what appears to be a barn and other structures that may contain, or have the potential to contain, livestock. The property is approximately 35.13 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 MDS calculations are found in Appendix A to this letter. Although it appears 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 #6 and #7, the MDS calculation resulted in a minimum separation distance of **154 metres**. The actual separation distance to the subject property is approximately **241.4 metres** (Figure 16). As such, the livestock facilities at 2799 York's Corners Road are not anticipated to have an impact on the proposed severance and resulting new lot.



Figure 15. Annotated image of the existing structures on site at 2799 York's Corners Road

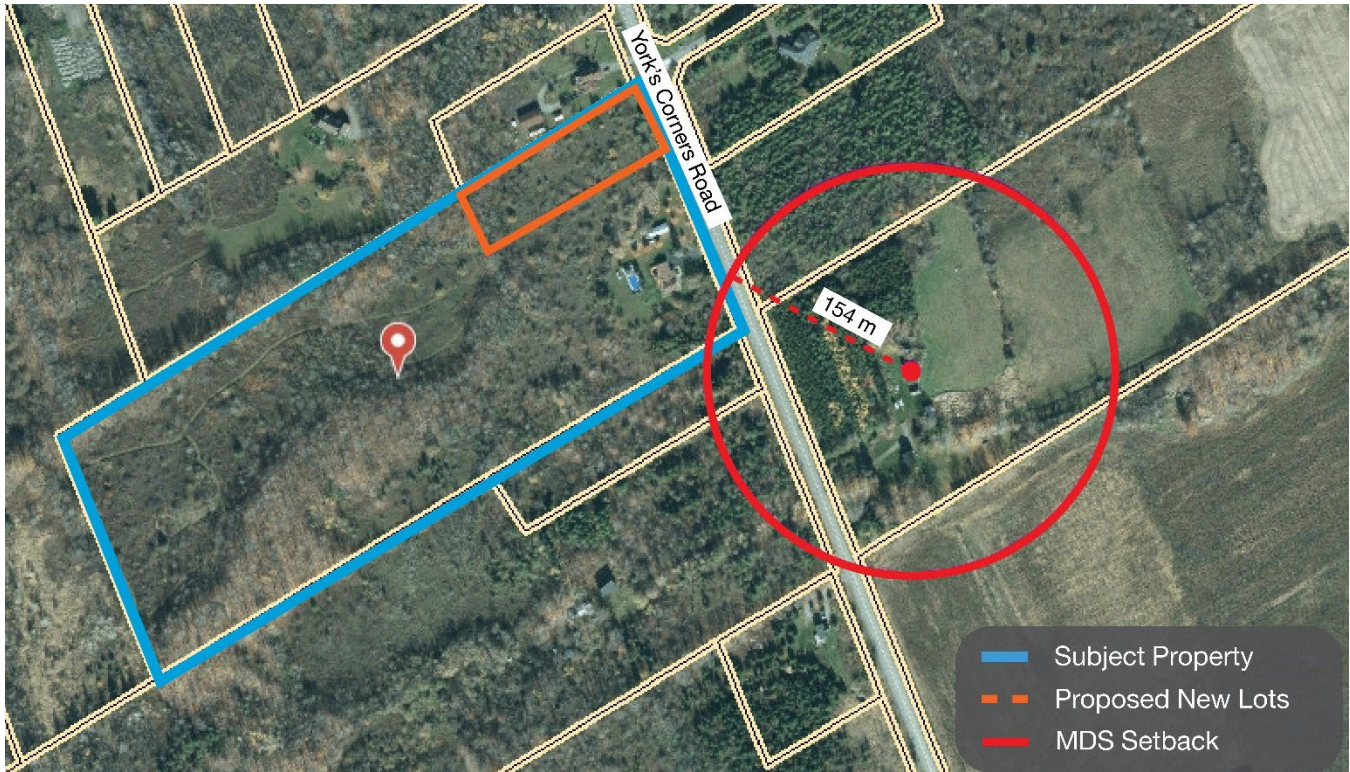


Figure 16. Demonstration of the required MDS Setback from 2799 York's Corners Road

Barn #8 and #9 – 2869 York's Corners Road

The property at 2869 York's Corners Road is located southeast of the subject property. This property contains a dwelling, and what appears to be two (2) barns that may contain, or have the potential to contain, livestock. The property is approximately 36.98 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 MDS calculations are found in Appendix A to this letter. Although it appears 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 #8 and #9, the MDS calculation resulted in a minimum separation distance of **245 metres**. The actual separation distance to the subject property is approximately **629.6 metres** (Figure 18). As such, the livestock facilities at 2869 York's Corners Road are not anticipated to have an impact on the proposed severance and resulting new lot.



Figure 17. Annotated image of the existing structures on site at 2869 York's Corners Road

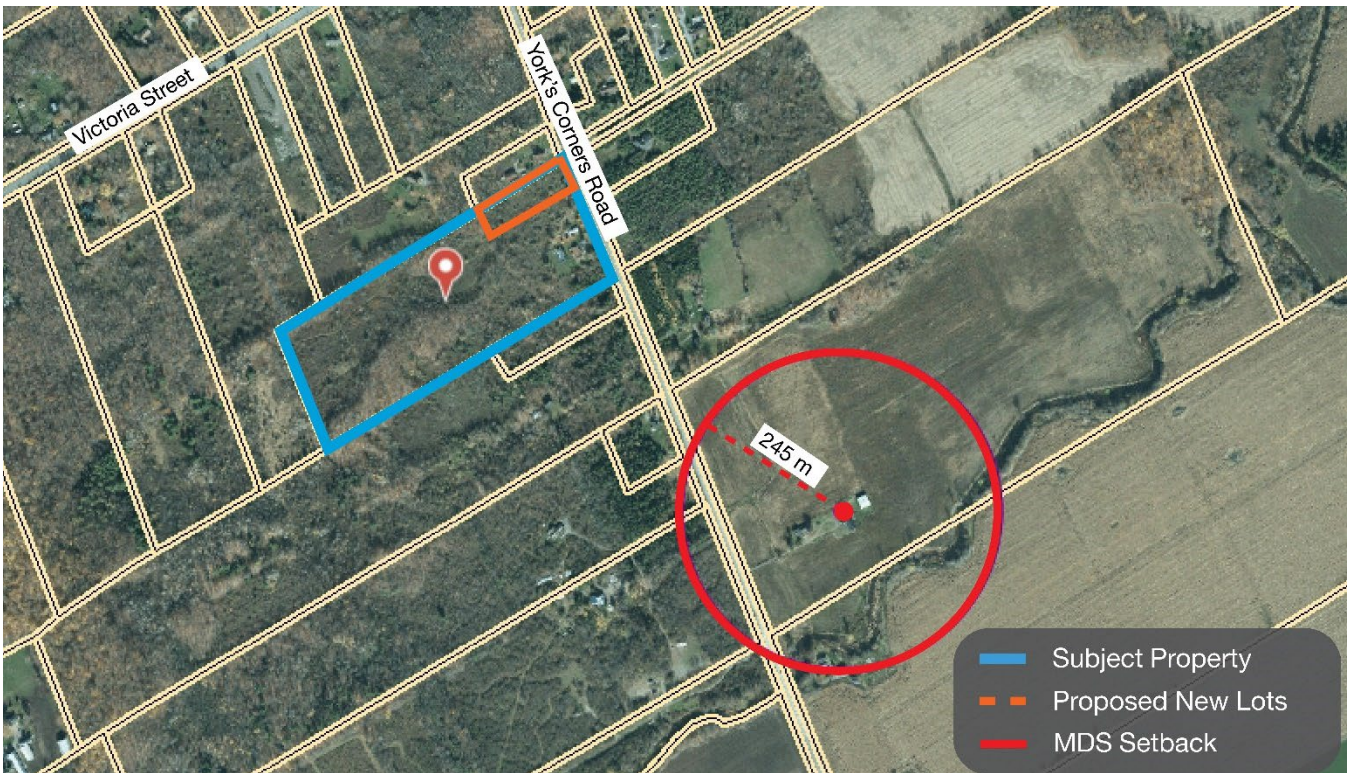


Figure 18. Demonstration of the required MDS Setback from 2869 York's Corners Road

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 one (1) new lot 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 a retained parcel that are suitable for their intended use. The proposed new parcel and the retained parcel will comply with the required lot area and lot width. 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 (Yorks Corners 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 lot will be similar in size and shape of other residential lots along Yorks Corners Road. The retained parcel will be generally L-shaped and will be of a size that is consistent with several other nearby parcels of land. As outlined above, the retained and severed parcel 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 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. No significant natural features have been identified through the Official Plan schedules.

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 new lot is modest in size/area 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 lot is 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.

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 and it is within the purview of the Committee of Adjustment. The proposal to create one (1) new lot 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,



Matt McElligott, RPP MCIP
Principal



Patricia Warren, M.Pl.
Planner



MDS I

General information

Application date
Jan 15, 2024

Municipal file number


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

Applicant contact information
Alanna Boivin
2758 York's Corners Road
Ottawa, ON
K0A 2P0
alannajms@gmail.com

Location of subject lands
City of Ottawa
City of Ottawa
OSGOODE
Concession 9 , Lot Part Lot 22



Calculations

Barn #5

Farm contact information 	Location of existing livestock facility or anaerobic digester	Total lot size
ON	City of Ottawa City of Ottawa OSGOODE Concession 10 , Lot Part Lot 21	1.36 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	94 m ²	4.7 NU	94 m ²

-  **Confirm Livestock/Manure Information (Barn #5)**
The livestock/manure information has not been confirmed with the property owner and/or farm operator.
-  **Unoccupied Barn or Unused Storage (Barn #5)**
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	4.7 NU		
Potential design capacity	4.7 NU		
Factor A (odour potential)	1	Factor B (design capacity)	150
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)			116 m (381 ft)
Actual distance from livestock barn			333 m (1093 ft)
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Barn #6 and #7

Farm contact information 

ON

Location of existing livestock facility or anaerobic digester



City of Ottawa
 City of Ottawa
 OSGOODE
 Concession 10 , Lot Part Lot 22

Total lot size

35.13 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	200 m ²	10 NU	200 m ²

-  **Confirm Livestock/Manure Information (Barn #6 and #7)**
 The livestock/manure information has not been confirmed with the property owner and/or farm operator.
-  **Unoccupied Barn or Unused Storage (Barn #6 and #7)**
 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	10 NU		
Potential design capacity	20 NU		
Factor A (odour potential)	1	Factor B (design capacity)	199.99
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)			154 m (505 ft)
Actual distance from livestock barn			241 m (792 ft)
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Farm contact information 


ON


Location of existing livestock facility or anaerobic digester
 City of Ottawa
 City of Ottawa
 OSGOODE
 Concession 10 , Lot 23

Total lot size
 36.98 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	676 m ²	33.8 NU	676 m ²

 **Confirm Livestock/Manure Information (Barn #8 and #9)**
 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

 **Unoccupied Barn or Unused Storage (Barn #8 and #9)**
 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	33.8 NU		
Potential design capacity	101.4 NU		
Factor A (odour potential)	1	Factor B (design capacity)	317.29
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)	245 m (804 ft)
Actual distance from livestock barn	630 m (2066 ft)
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

Preparer signoff & disclaimer

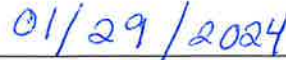
Preparer contact information

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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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