



P-Squared Concepts  
Consent to Sever Cover Letter  
133 Blackberry Way

City of Ottawa Committee of Adjustment  
101 Centrepointe Drive, 4<sup>th</sup> Floor  
Ottawa, ON K2G 5K7

September 25th, 2023

Attn: Mr. Michel Bellemare  
Secretary Treasurer

**Committee of Adjustment**  
Received | Reçu le

2023-09-25

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

Re: 133 Blackberry Way (Consent to Sever) - Panel 3  
Yukang Li  
Block 15 Plan 4M-1334, Torbolton.

S/T Easement in Gross over Part 9 Plan 4R-22098 as in OC739852.

S/T Easement in Gross over Part 8 Plan 4R-22098 as in OC739919.

Part Lots 2 and 3, Concession 4, Torbolton, Part 1 Plan 4R-33961, City of Ottawa

On behalf of our clients, we are submitting the following primary Consent to Sever application for the property at 133 Blackberry Way in order to permit the creation of a new residential lot. The retained portion (Lot 1) of the property measures approximately 48.4 ha (119.6 ac) and the severed portion (Lot 2) measures approximately 0.81 ha (2 ac).

Lot 2 is zoned RR2 and is within the Rural transect designated as Rural Countryside. Lot 1 is mostly zoned RR2, but it has a small section zoned O1 to the north, and EP3 to the south. It is also entirely within the Rural transect but is designated as both Rural Countryside (RR2 and O1 zone areas) and Greenspace (EP3 area).

The land is currently a greenfield site with no current proposals for development. The intention of both sites is to be used as residential properties with Lot 1 being retained for the current owner to build a home for their family. The resulting lot areas and lot widths are compliant with the RR2 zoning requirements.

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Severance sketch showing the retained and severed lands.

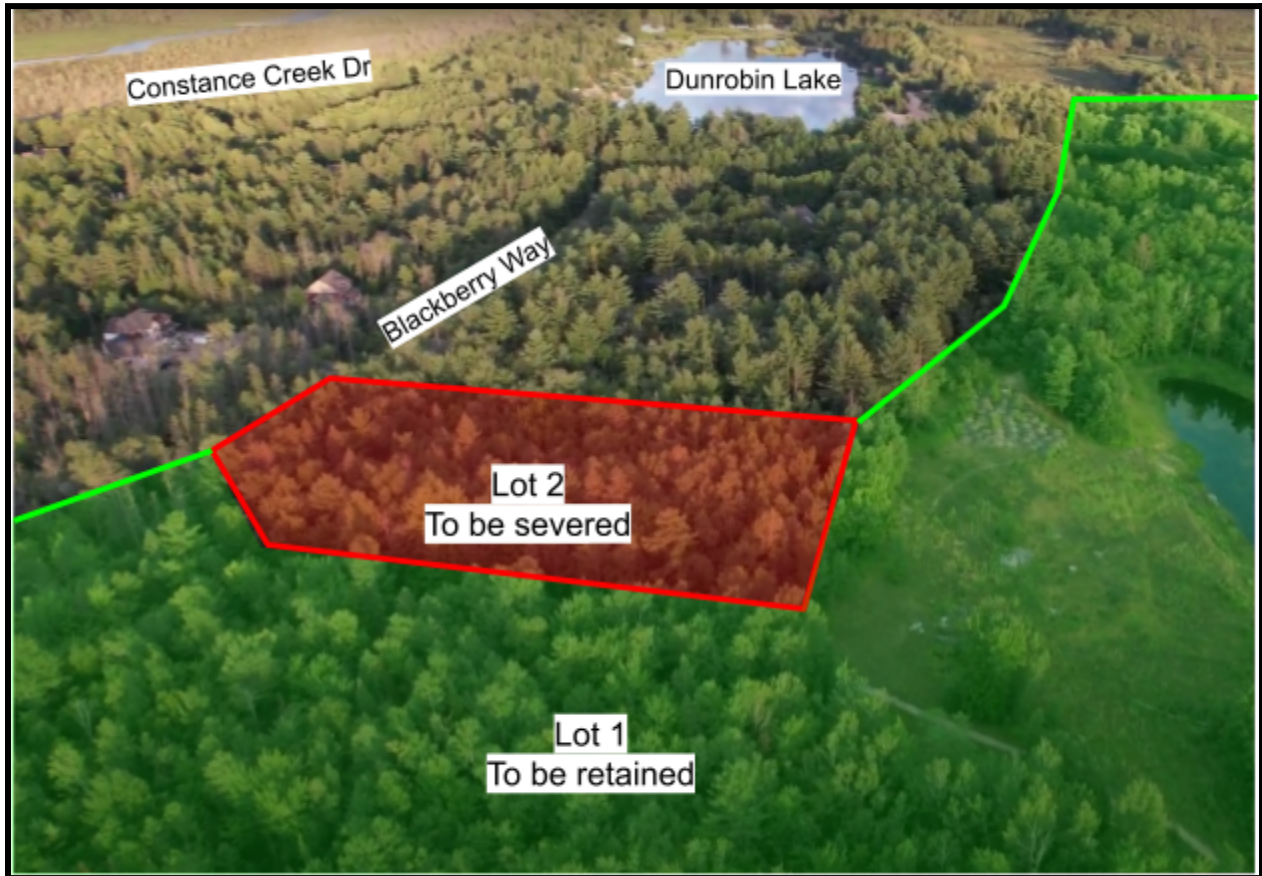
201-739 Ridgewood Ave.  
 Ottawa, ON, K1V 6M8

planning@p2concepts.ca  
 (613) 695 0192

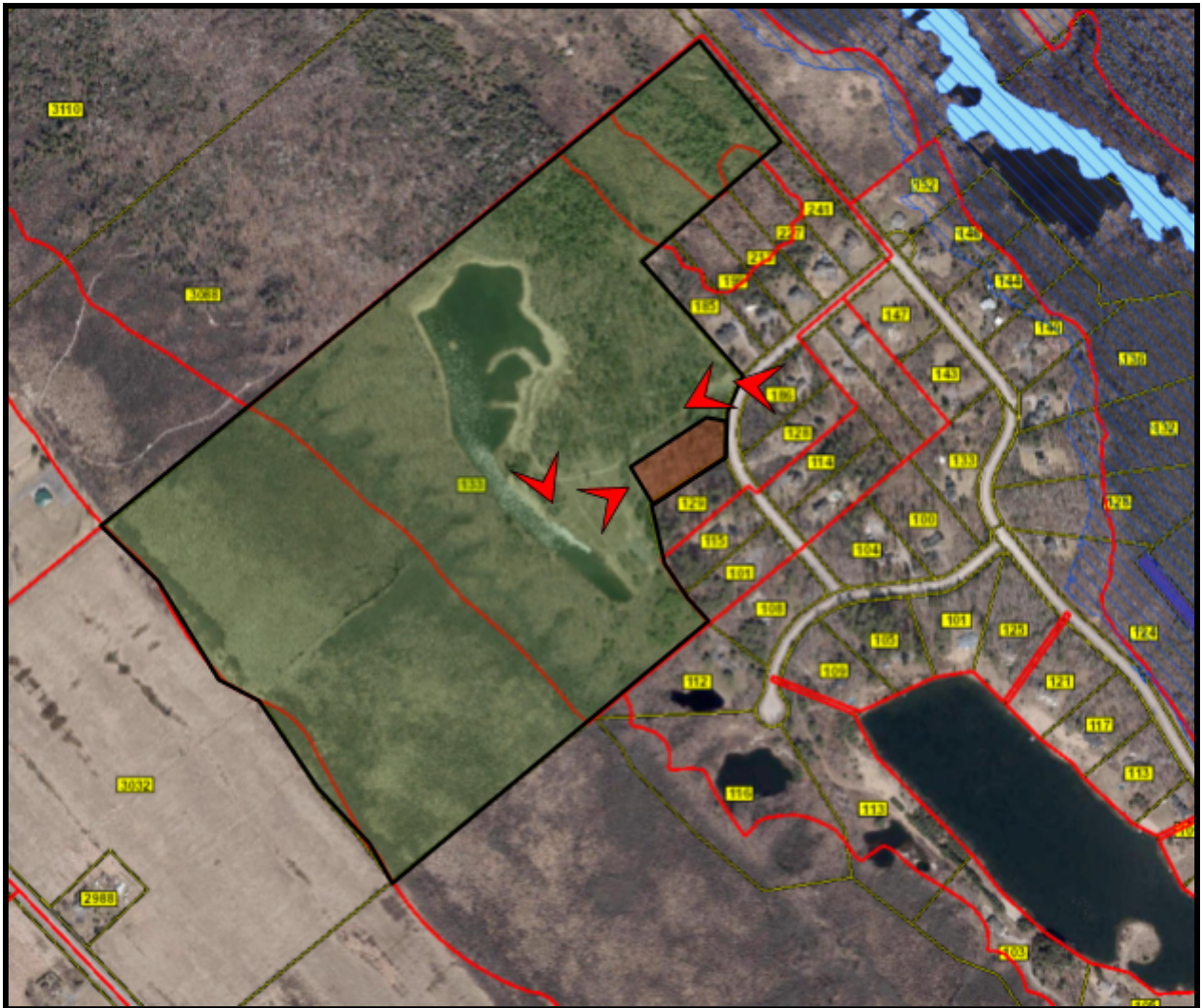


Image from GeoOttawa showing the entirety of the subject property (**severed** and **retained**).

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**Drone image showing the severed and retained parcels from inside the property boundary.**



**Key map showing the location of the site photos.**



**Image showing the pond on the retained lands (severed lands to the left).**

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**Image showing the approximate location of the rear lot line of the proposed lot.**



**Image showing the current driveway on the retained lands (severed lands to the left).**





**Image showing the current entrance onto the retained lands (severed lands to the left).**

Section 53 (1) of the Planning Act indicates that ‘ an owner, chargee or purchaser of land, or such owner’s, chargee’s or purchaser’s agent duly authorised in writing, 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 section, 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. 2021, c. 25, Sched. 24, s. 4 (1).

We believe a Plan of Subdivision is not an effective way to develop the land. The following excerpt from the Planning Act and our responses provide our rationale for the opinion stated above.

Section 51 (24) of the Planning Act states that in considering the draft of a subdivision, the following factors will be considered:

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2:

(a) the protection of ecological systems, including natural areas, features and functions; The proposed severance does not interfere with the ecological systems onsite. The proposed severance lines do not cross significant areas of ecological importance and they do not cross the waterbody on the subject property.

(e) the supply, efficient use and conservation of energy and water Any development on the retained parcel will be designed with energy-efficiency in mind for the efficient use and conservation of energy and water.

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems Each parcel has frontage on an existing and travelled street (Blackberry Way) and neither parcel requires additional roadways to be constructed. The resulting parcels will use private sewage and water systems similar to adjacent properties on Blackberry way.

(h) the orderly development of safe and healthy communities The parcel is currently vacant while the surrounding lots have slowly been developed. This lot division is creating a parcel of land following the same pattern as the adjacent lots which are residential and used as primary residences.

(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities West Carleton High School is within 4 km (network distance) and the Bill Mason Center, which is part of the Carleton District School Board, is located directly west of the subject property northeast of West Carleton High School. The Dunrobin United Church is located within 2.75 km (network distance). The properties themselves are large enough to support recreational activities for the property owners.

(p) the appropriate location of growth and development Blackberry Way has slowly become more and more developed. In 2011, there were a few residences on the street and now there are houses on nearly every parcel (approximately 11). The proposal intends to increase the available land for development in the same pattern as the surrounding lands which are parcels equal to or larger than 0.8 ha.

(b) whether the proposed subdivision is premature or in the public interest The division of this land is not premature as a number of similarly sized parcels on Blackberry Way, Constance Creek Dr, and Duck Pond Place have been well established and are in use as residential lots.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any The subject property is within the Rural Countryside designation with a small portion designated as Greenspace. The portion proposed to be severed is entirely within the Rural Countryside area.

This land conforms to all applicable policies in the Rural Countryside section of the Official Plan including the revision to section 9.2.3.3. This policy states, "Lot creation for the purpose of a residential use is prohibited except where all of the following are met." The amended version of this policy is "All applications 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"

(d) the suitability of the land for the purposes for which it is to be subdivided The parcel will be divided to create a new residential lot which will be compliant with the zoning requirements. It will also replicate the existing lot pattern in the area.

(h) conservation of natural resources and flood control The proposed severance is aligned with the natural edge of the forested area between Blackberry Way and the pond. This placement is intended to minimise disturbance to the natural environment and allows for the current owner to maintain ownership of the existing well in that location.

(i) the adequacy of utilities and municipal services Abutting properties utilise private services and the severed and proposed lots will follow suit. Lands in the Rural Countryside designation and zoned RR are not required to include provisions for municipal services.

(j) the adequacy of school sites. West Carleton High School is within 4 km (network distance) and the Bill Mason Center, which is part of the Carleton District School Board,

is located directly west of the subject property northeast of West Carleton High School. Stonecrest Elementary School is located approximately 12 km (network distance) from the subject site. South March Public Elementary School and Jack Donohue Public Middle School are approximately 13 km (network distance) from the subject site. The created and retained lots are within the existing student transport catchment areas.

An EIS will be submitted as one of the supporting documents which concludes that the assessed impacts of the severance and potential development can be avoided or mitigated through stormwater and environmental management measures. It also states that “no adverse negative impacts to the ecological integrity of the Site will result from the proposed severance and future residential development”.

In conclusion, this application proposes to take one existing lot and divide it into two parcels of land. There is no need for any new road construction as both lots will have frontage on a public street. A Plan of Subdivision rather than a Consent application would not be an efficient way to develop these lands as road and/or service extensions are not necessary.

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At this time, we are submitting the following in support of the application:

- Completed application forms (1 original) for the primary consent application
- Property owner's authorization for submission of the application
- Parcel Abstract Page (PIN)
- An Environmental Impact Statement
- Application fees
- A survey sketch showing both retained and severed lands as per the City's requirements.

When the notification signs are ready for this application please email the undersigned and we will arrange for their installation on the property.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 695 0192 or via email at [planning@p2concepts.ca](mailto:planning@p2concepts.ca).

**P-Squared Concepts Inc.**

A handwritten signature in black ink, appearing to read 'J. Paoloni', written in a cursive style.

Jasmine Paoloni, Planner