

Rortar Land Development Consultants

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Secretary Treasurer,
Committee of Adjustment
City of Ottawa
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Committee of Adjustment

Received | Reçu le

Revised | Modifié le : 2024-03-04

City of Ottawa | Ville d'Ottawa

Comité de dérogation

Re: Application for Consent – 2095 Dilworth Road - Kars

Rortar Land Development Consultants have been retained by the owner of the lands at 2095 Dilworth Road to submit the attached Consent Application for the creation of a new residential lot from the current 37.3 Ha property.

Part 1

Part 1 on the attached concept sketch is proposed to be approximately 20633 sq. m in size and will have a frontage of 83 m on Dilworth Road. The depth of the proposed parcel is 320 m. It is the Owner's intention to convey this lot to a future purchaser for the purpose of developing a single-family dwelling. A half-acre development envelope is provided within the EIS to ensure that any natural environment impacts are mitigated

Retained

The Owner intends to retain the remainder of the current property located at 2097 Dilworth Road and continue to use it as their existing rural residence. The proposed parcel will have approximately 765 m of frontage along Dilworth Road and approximately 400 m of lot depth and an area of 352,607 sq.m

Official Plan Conformity

The subject lands are designated as General Rural in the City of Ottawa's recently amended Official Plan (OPA 150). The purpose of lands designated as General Rural are to provide a location for agriculture and non-agricultural uses that would not be more appropriately located within urban or Village location. As well the designation recognizes that a limited amount of residential development by severance and other non- conflicting rural and tourist services uses can be achieved.

Section 3.7.2 (9) provides direction regarding the severance of up to two lots for residential purposes subject to the following criteria:

- a. *A maximum of two lots will be created from any lot in existence as of May 14th, 2003. No further severance will be permitted from the severed lot.*
- b. *The retained land will have a minimum area of 10 Ha*

- c. *The severed lots will not be less than 0.8 Ha in area*
- d. *The proposed lot does not have access to Provincial highways*
- e. *Where the lot has frontage on both an arterial road and a collector or local road, the proposed lot should not front on the arterial road;*
- f. *The creation of any new lot must also conform to the Minimum Distance Separation as amended from time to time...*
- g. *The lot will not impact on land designated Bedrock Resource Area and will respect the separation distances from land designated Sand and Gravel Resource Area as required by Section 3.7.4*
- h. *The house and private services are located in an area that will minimize the removal of mature vegetation.*

The proposed application to sever the two parcels is in conformity with the above noted policy framework as it relates to the severance of lands designated General Rural. The proposed severed parcels meet the minimum size requirements (both are 0.80± Ha or larger); The retained lands will have an area greater than 10 Ha (14.12 Ha); the proposed lots do not front on a provincial highway as frontage will be on 9th Line Road and Victoria Street; Minimum Distance Separation does not apply (father than 1000 m from closest agricultural operation) as adjacent lands are also designated as General Rural; Sand and Gravel Resource areas are not within close proximity; and the proposed severed lots have been located in an area where minimal disturbance of vegetation will occur.

Zoning By-law Conformity

The subject lands are zoned General Countryside Zone – RU. The purpose of the RU zone. Permitted uses in the include detached dwelling with the minimum provisions:

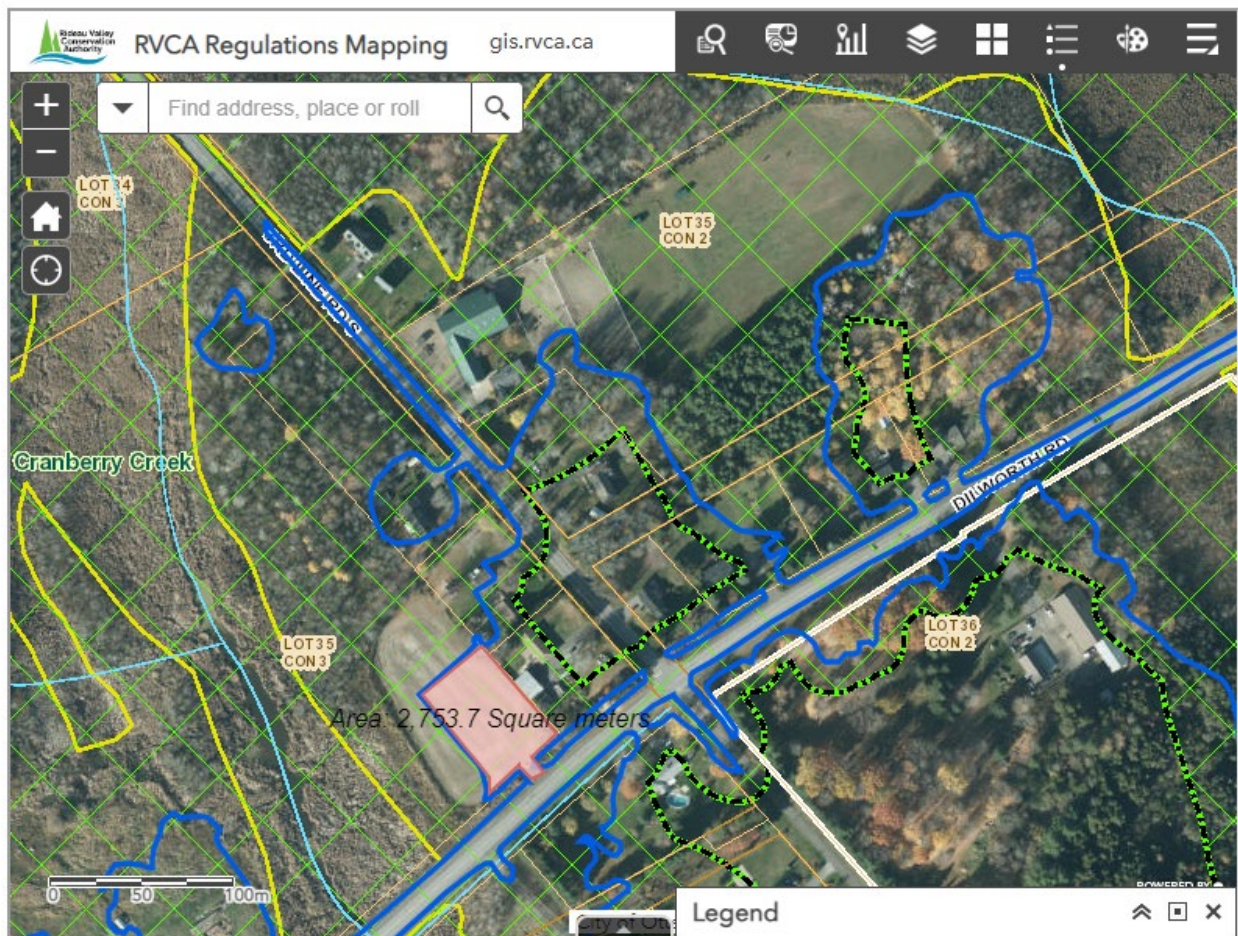
Minimum Lot width	50m
Minimum lot area	.8 Ha
Minimum front yard setback	10 m
Minimum corner side yard setback	10 m
Minimum rear yard setback	10 m
Minimum interior side yard setback	5 m
Maximum height	12 m
Maximum lot coverage	20 %

Given that both the proposed new development lot (Part 1) as well as the retained lands can meet the minimum zoning performance standards, it is our opinion that the application is in conformity with the existing Zoning By-law. Furthermore, a .5 Ac development envelope has been provided in the Environmental Impact Statement to help mitigate any minimal impacts the proposed lot creation would encounter.

Therefore, it is our opinion that the applications meet the requirements outlined in the existing policy framework of the Official Plan and is in conformity with the Zoning By-law. In pre-consultation with City of Ottawa Planning staff no constraints were identified in terms of the proposed severances.

Rideau Valley Conservation Authority - Floodplain

The previous application for severance for the subject lands was adjourned Sine Die on November 17, 2021 as the proposed severed portion was almost entirely within floodplain overlay in the Official Plan. Staff and the RVCA had concerns regarding the size of the area outside of the floodplain to accommodate a residential lot. Since that time, the Owners and their consultants have been successful in attaining and implementing a cut/fill permit to provide for more appropriate, as shown on the below image. Rideau Valley Conservation Authority has since provided their support for the severance application to move forward with the proposed development envelope.



If you have any questions or comments regarding this submission, please feel free to contact me directly at (613) 323-2146 or by email at rortar9@gmail.com. We thank you for your consideration.

Sincerely,

Rod Price,
Rortar Land Development Consultants.