

Rortar Land Development Consultants

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April 10, 2024

Secretary Treasurer,
Committee of Adjustment
City of Ottawa
101 CentrepoinTE Dr.
Ottawa, Ontario
K2G 5K7



Re: Application for Consent – 6930 Fallowfield Road, Goulborn

Rortar Land Development Consultants have been retained by the owner of the land at 6930 Fallowfield Road to submit the attached Consent Application for the creation of two new residential lots from the current 47.76 Ha property.

Parcel 1

Parcel 1 on the attached concept sketch is proposed to be approximately 44,350.85 sq. m in size and will have a frontage of 64.5 m on Fallowfield Road. The depth of the proposed parcel is 676 m. It is the Owner's intention to convey this lot to a future purchaser for the purpose of developing a single-family dwelling. An appropriate development envelope exists at the north end of the property to accommodate the proposed dwelling.

Parcel 2

Parcel 2 on the attached concept sketch is proposed to be approximately 38,435.18 sq.m in size and will have a frontage of 60.0m on Fallowfield Road. The depth of the proposed parcel is 676.0 m. It is the Owners intention to convey this lot to a future purchaser for the purpose developing a single-family dwelling. An appropriate development envelope exists at the north end of the property to accommodate the proposed dwelling.

Retained

The Owner intends to retain the remainder of the current property located at 6930 Fallowfield Road and continue to use it as their existing rural residence. The proposed parcel will have approximately 482.29 m of frontage along Fallowfield Road and approximately 665 m of lot depth and an area of 325,121.3 sq.m

Official Plan Conformity

The subject lands are designated as Rural Countryside in the City of Ottawa's recently amended Official Plan. The accommodates a variety of land uses that are appropriate for a rural location, limiting the amount of residential development and support industries that serve residents and the travelling public, while ensuring that the character of the rural area is preserved.

Section 9.2.3 provides direction regarding the severance of up to two lots for residential purposes subject to the following criteria (Section 9.2.3 e):

- i) *The proposed retained 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) *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 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*
- iv) *Except for country lot subdivisions, no more than two lots have been created from a lot in existence in May 14, 2003.*

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 Rural Countryside. The proposed severed parcels meet the minimum size requirements (both are more than 0.80 Ha); The retained lands will have an area greater than 10 Ha (36 Ha); the proposed lots front on Fallowfield; there has been no new lot creation since May 14, 2003; and the proposed severed lots have been located in an area where no 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 lots 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.

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.

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.