

May 17, 2024

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



**RE: Application for Consent - Resubmission
D08-01-23/B-00343 & D08-01-23/B-00344
919 William Mooney Road, Ottawa**

Dear Mr. Bellemare,

Fotenn Planning + Design ("Fotenn") was retained by RG Trading Ltd. (the "Owner") to prepare a Planning Rationale and act as agents for the submission of primary and secondary Consent applications (D08-01-23/B-00343 & D08-01-23/B-00344) for the lands municipally known as 919 William Mooney Road (the "subject property") in Ward 5 (West-Carleton March) in the City of Ottawa.

The Consent applications were submitted on December 15, 2023 and a Committee of Adjustment hearing date was scheduled for February 6, 2024. In the written comments prepared by the Planning, Real Estate and Economic Development (PRED) department, municipal planning staff requested that the applications be adjourned to allow for the applicant team to undertake an EIS for the subject property. The Committee of Adjustment voted to adjourn the applications sine die to allow for the EIS to be completed.

An EIS has been undertaken by Muncaster Environmental Planning Inc. and is provided to the Committee of Adjustment as part of this resubmission. All submission materials provided on December 15, 2023 are still applicable, with the addition of the EIS.

The EIS for the subject property evaluated if the proposed severances and associated residences would have a negative impact on the significant natural features, and assessed potential Species at Risk (SAR), impacts on watercourses, and significant woodlands. Municipal staff had identified that one of the proposed severed parcels contained a floodplain area. Upon further discussions with the Mississippi Valley Conservation Authority (MVCA), it was determined that the floodplain feature on the subject property is a depressional feature with minimal storage and capacity, and that the MVCA does not have any concerns with the application as proposed. This floodplain area was analyzed as part of the EIS, and it is recommended that a 15-metre setback apply to the floodplain area for any future building area. This channel is not anticipated to support direct fish habitat, but is proposed to be retained in its current location.

The EIS provided 16 mitigation measures for the proposed severances and any future development on the subject property. The EIS has concluded that the construction and operation of a residence on each of the proposed severed properties and the retained property is not anticipated to impact the features and functions of the local natural environmental features including the Natural Heritage System Linkage Area provided the mitigation measures outlined in the EIS are implemented.

Figure 1 illustrates building areas for any future development on the proposed severed properties.

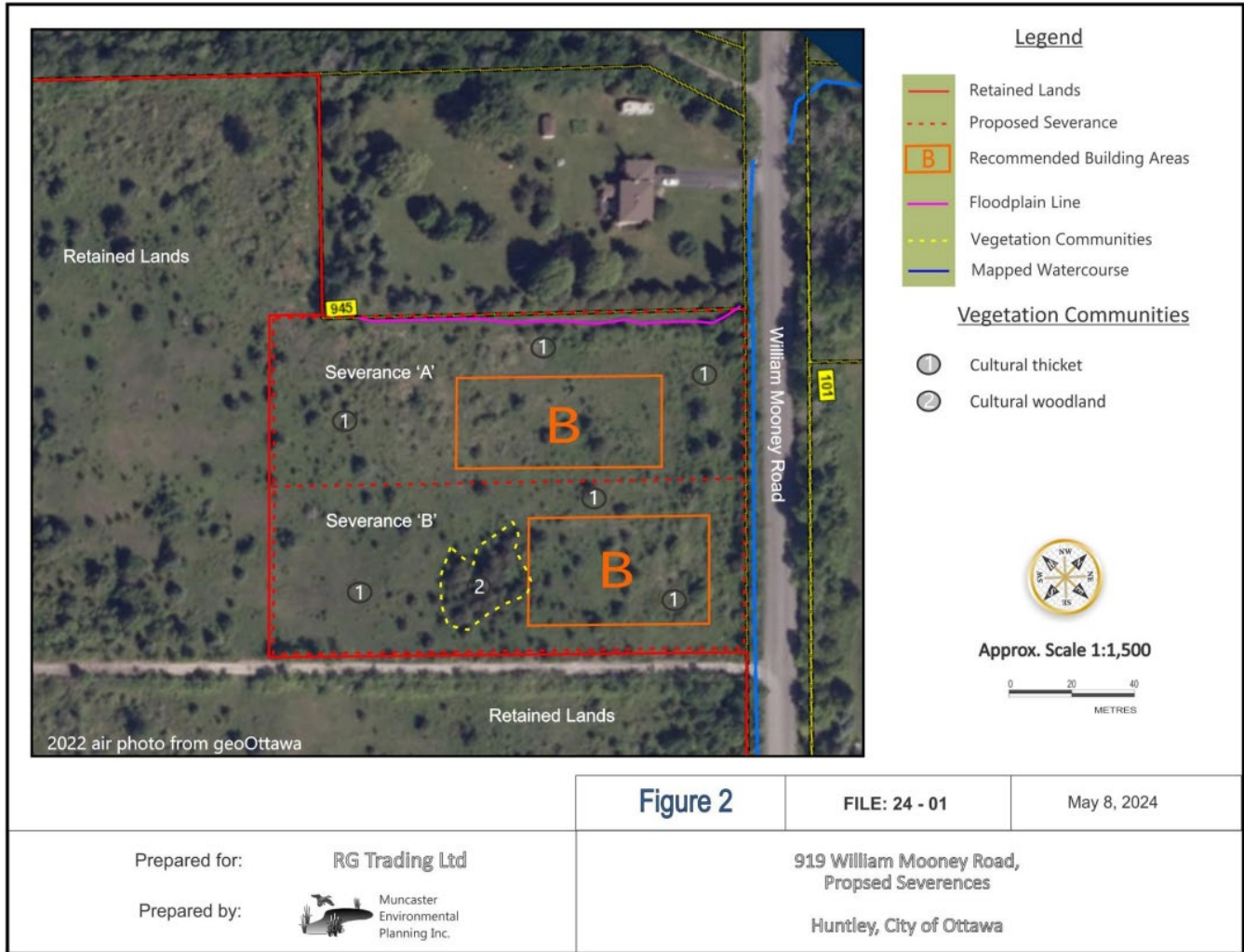


Figure 1. 919 William Mooney Proposed Severances, prepared by Muncaster Environmental Planning Inc.

Please find enclosed the following material in support of the resubmission of Consent applications D08-01-23/B-00343 and D08-01-23/B-00344.

- / 897 and 919 William Mooney Road Environmental Impact Study – Severances, prepared by Muncaster Environmental Planning Inc., dated May 14, 2024;
- / Cheque in the amount of \$675.00.

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

Sincerely,

Patricia Warren, MCIP RPP
Planner