



October 2023

Mr. Michel Bellemare  
Secretary Treasurer  
Committee of Adjustment  
101 Centrepointe Drive  
Ottawa, Ontario  
K2G 5K7

**Committee of Adjustment**  
Received | Reçu le  
2023-10-17

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

**RE: Applications for Consent**  
**432 David Manchester Road**  
**Part of Lot 4, Concession 4**  
**City of Ottawa**  
**Owner: Earlane Lavergne**

Dear Committee Members:

HPUrban and The Stirling Group have been retained by the Property Owner to assist with two Severance Applications for the property located at 432 David Manchester Road, described as Part of Lot 4, Concession 4, in the former Geographic Township of Huntley. The property is an irregular shape and resides within the rural area of Ottawa. The property owner is looking to sever two parcels fronting on to David Manchester Road. The proposed severances are located Northwest of the existing housing leaving the retained property with 308.96m of frontage along David Manchester. The retained lot will fully encompass the existing house consisting of just over 17 hectares.

Severance 1 (listed as Part 3 on the draft r-plan) is proposed to have a frontage of 84.02 m and an area of 1.68 ha while Severance 2 (Part 2) will have 84.02m of frontage and an area of 1.419 hectares.

The subject property resides within the Rural Countryside land use designation in the Official Plan and is partially covered in the Natural Heritage System Core Overlay. The subject property is zoned Rural Countryside (RU) in the City of Ottawa Zoning By-Law.

The proposed severance sizes adhere to the policies and provisions in place for the Rural Countryside designation in the City of Ottawa Official Plan.

## SITE LOCATION

The subject property is located south of the intersection of Richardson Side Road and David Manchester Road with a civic address of 432 David Manchester, Part of Lot 4, Concession 4, in the former Township of Huntley (Figure 1). The lot is approximately 201,522 m<sup>2</sup> and currently contains a single detached dwelling.

A Minimum Distance Separation calculation was completed due to the proximity of the farm located at 427 William Mooney Drive on the opposite side of Highway 417. An interview with the Owner of that barn revealed that their farming operations have ended; they do not have any animals on site.

As seen in Figure 1, the other surrounding land uses predominantly consist of residential in the form of estate lot subdivisions.



Figure 1 – Aerial View of Subject Property

## PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the *Planning Act* and came into effect May 1, 2020, replacing the Provincial Policy Statement issued April 30, 2014. The PPS provides policy direction on matters of Provincial interest relating to land use planning while providing for appropriate development that protects resources of provincial interest, public health and safety and the quality of the natural and built environment.

**Section 1.0** speaks to efficient land use and development patterns to support sustainability through the promotion of strong, liveable, healthy and resilient communities.

- *The proposed severances adhere to this policy as it will add two new lots creating an increase in value to the land and to the community while maintaining compatibility with its surrounding area.*

**Section 1.1** speaks about managing and directing land use to achieve efficient and resilient development.

- *The subject site is located within a rural area with the proposed severances offering opportunities for two additional lots for potential development within the rural community. This promotes the sustainability of these smaller rural communities without affecting settlement area boundaries or the surrounding environment.*

**Section 1.1.4** speaks to the importance of leveraging rural assets and amenities and protecting the environment as a foundation for a sustainable economy.

- *The subject property contains an existing dwelling unit on the lot. The proposed severances are located as far west of the existing dwelling as possible.*
- *The proposed severances are similar in size to the existing estate lot subdivision fabric that exists in the community today.*
- *The size of each proposed severance adheres to the provisions of the Rural Countryside designation and zoning and will not affect the rural character.*

**Section 1.6** speaks about infrastructure and public service facilities.

- *The proposed severances will require private individual wells and septic systems, as there are no municipal services in this rural part of the City. The proposed lots are large enough to ensure the proper spacing and setbacks are in place for any future development and implementation of private services.*
- *Further, a condition of approval will require a Hydrogeological report to prove the serviceability of these lots.*

Section 2.1 of the PPS speaks to Natural Heritage.

- *The subject site is in a rural residential area and a portion of the site has Natural Heritage System Core Overlay, as shown by the crosshatch below in Figure 2.*

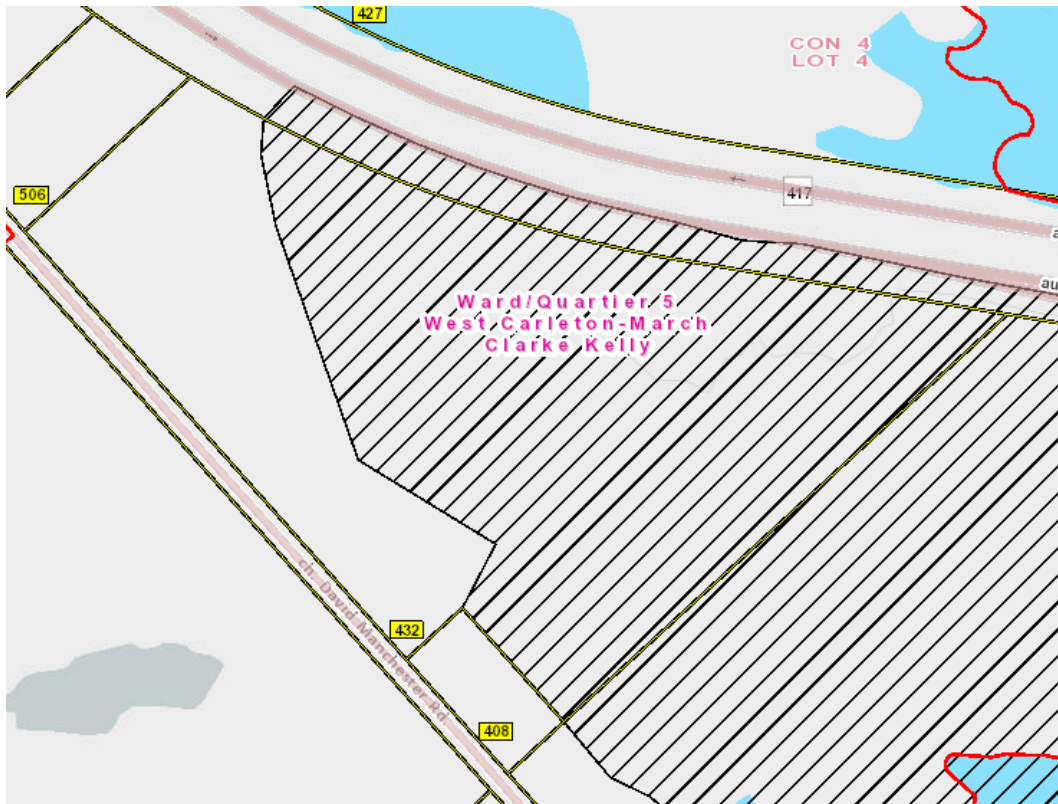


Figure 2 – Natural Heritage System Core Overlay

- *As shown in the draft reference plan, the proposed severances have been laid out to avoid the Natural Heritage System Core Overlay. An aerial imagery is shown below, Figure 3, with the approximate boundaries of the proposed severances overlaid. As shown, the proposed two lots avoid the heavily treed natural system that exists on the property today to preserve this area.*



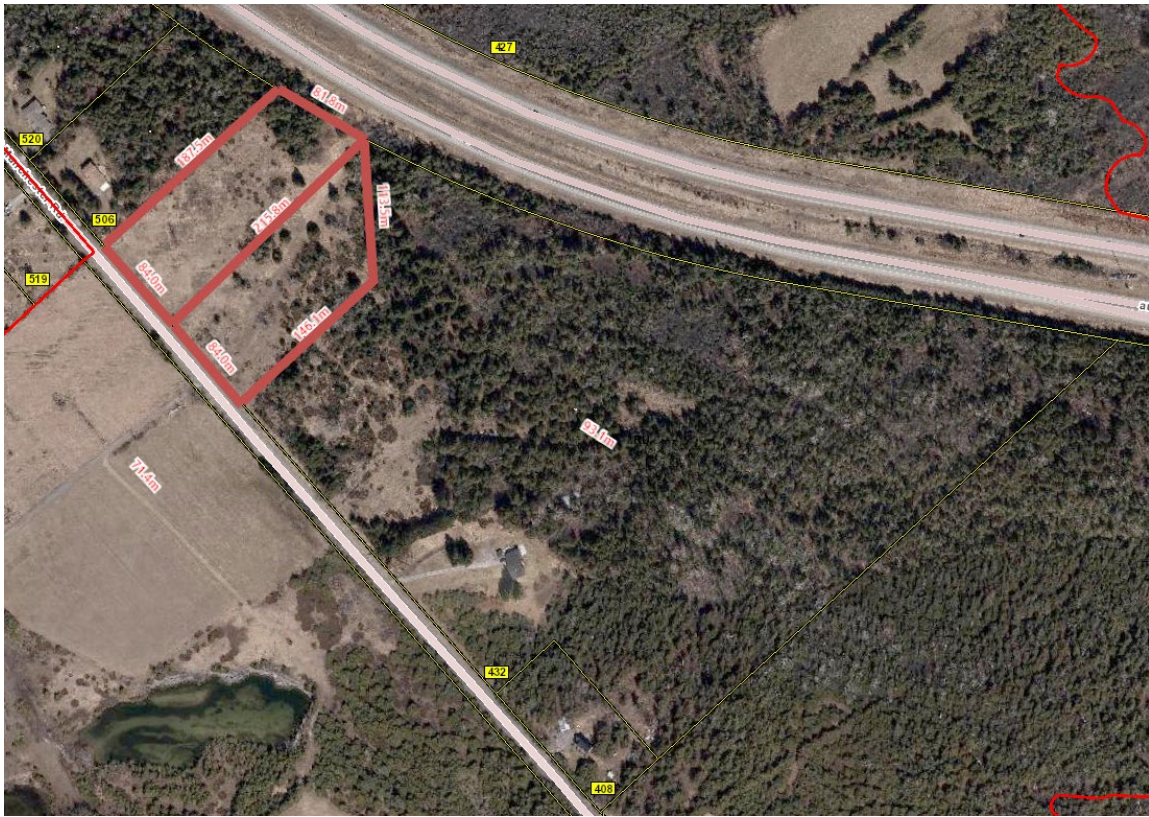


Figure 3 – Aerial imagery of the proposed two lots

**Section 2.2** speaks to Water, with no water resources identified on the subject property.

**Section 2.3** speaks to Agriculture, with no identified agricultural resources or prime agricultural areas identified the subject property. The required Minimum Distance Separation (MDS) calculation has been completed, with the one barn in the applicable radius housing no farm animals.

**Section 2.4** speaks to Minerals and Petroleum, with no identified resources found on the subject property while **Section 2.5** speaks to Mineral Aggregate Resources, with no identified resources found on the subject property.

**Section 3.0** of the PPS speaks to Protecting Public Health and Safety

- The subject site does not contain any identified natural hazards or known man-made hazards and there have been no documented sources of contamination on the property.

As shown above, the proposed consent applications align with the Provincial Policy Statement (2020).

## CITY OF OTTAWA OFFICIAL PLAN, 2022

The Official Plan sets forth broad policies that will help govern growth and change in Ottawa, as well as specific policies dependent upon land use designations. Schedule B9 of the Official Plan identifies the land designation for the subject property as Rural Countryside with a Natural Heritage Systems Core Area as shown on Schedule C11-A.

**Section 4.8.1** of the Plan speaks to the Natural Heritage System and notes “...The Natural Heritage System and the features within it are subject to a higher standard of protection than features outside the Natural Heritage System.”

**Section 4.8.1. 2)** further notes that “...The City shall seek to improve the long-term integrity and connectivity of the Natural Heritage System through land use planning, development processes, acquisition and conservation of land and support for voluntary, private land conservation and stewardship”.

- *With these applicable policies in mind, the proposed lots have purposefully been laid out to avoid the Natural Heritage Systems Core Overlay that exists on a portion of the subject property. The heavily treed area is completely avoided to ensure it is maintained and continues to thrive.*

**Section 5.6.4** further speaks to the City’s intent to protect the Natural Heritage System and Natural Heritage Features.

**Section 5.6.4.1** states that “...a) In Natural Heritage System Core Areas, development or site alteration shall maintain or enhance the integrity, biodiversity and ecosystem services of the area; and, not compromise the potential for long term enhancement and restoration of the ecological integrity, biodiversity and ecosystem services of the area...”

- *As noted throughout this Letter, the proposed two lots have been laid out purposefully to completely avoid the Natural Heritage Systems Core Area to maintain the ecosystem that covers a portion of the subject property.*

**Section 9.2** speaks to the Rural Countryside designation with the general intent to create opportunities and accommodate a variety of land uses appropriate for the rural location, predominately protecting the character of the rural countryside.

- *The proposed severances will add new residential opportunities within the rural countryside while maintaining the rural character.*

**Section 9.2.2** lists the uses permitted within the rural countryside that the City feels will help strengthen the rural economy.

- Forestry, conservation, and natural resource management activities.
  - Agriculture, agriculture-related and on-farm diversified uses.
  - Residential uses according to the policies of this plan.
  - Animal services boarding, breeding and training and equestrian establishments.
  - Bed and breakfast.
  - Utility Installations.
  - Cemeteries; and
  - Sand and gravel pits.
- *The purpose of the proposed severances is to create two severed lots for residential purposes, a permitted use within the City of Ottawa's Official Plan, while leaving the retained to continue its existing use without negative impacts.*

**Section 9.2.3** sets forth additional policies to limit the fragmentation of rural lands and to ensure the preservation of health by limiting lot creation to only two lots with a minimum lot size of 0.8 hectares from any lot in existence on May 14, 2003, and allowing a minimum of 10 hectares on the retained lot.

- *The proposed lot sizes are above the minimum requirements of 0.8, and the retained parcel is larger than the required 10 hectares with an area of just over 17 hectares.*
- *The retained and the two severed lots will maintain adequate frontage onto David Manchester Road and will ensure all applicable setbacks are in place as to not disrupt any natural features or resources identified on the property.*

As discussed above, the proposed severances comply with and are supported by the policies found within the City of Ottawa Official Plan (2022).

## CITY OF OTTAWA ZONING BY-LAW, 2008-250

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations.

**Section 62** speaks to Minimum Distance Separation. The subject site falls within the rural area with proximity to potential livestock facilities, where setbacks must be considered. An MDS calculation was completed for the barn that exists at 427 William Mooney on the opposite site of Highway 417. An interview with the Owner led to the revelation that the farming operations have ended at this property.

**Part 13** speaks about Rural Countryside Zones. The purpose of the 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. To recognize and permit this range of rural based land uses which often have large lot or distance separation requirements and to regulate various types of development in manners that ensure compatibility”.

- *The proposed severances will not cause any conflict with the intent of the By-law as the proposed severed and retained lots will comply with the provisions set forth in the Rural Countryside Zone.*

**Section 227** outlines the permitted uses within the Rural Countryside as follows:

- **agricultural use**, see Part 2, Section 62
- **agriculture-related use**, see Part 3, Section 79B (By-law 2021-222)
- **animal care establishment**
- **animal hospital**
- **artist studio**
- **bed and breakfast**, see Part 5, Section 121
- **Cannabis Production Facility**, limited to outdoor and greenhouse cultivation. (By-law 2019-222)
- **cemetery**
- **detached dwelling**
- **equestrian establishment**
- **environmental preserve and educational area**
- **forestry operation**
- **group home**, see Part 5, Section 125
- **home-based business**, see Part 5, Sections 127 and 128
- **home-based day care**, see Part 5, Section 129
- **kennel**, see Part 3, Section 84



- **on-farm diversified use**, see Part 3, Section 79A (By-law 2019-41) (By-law 2021-222)
- **retirement home, converted**, see Part 5, Section 122
- **secondary dwelling unit**, see Part 5, Section 133

The two proposed severances comply with the permitted uses of the Rural Countryside. The proposed severances are intended for future residential development.

The required zoning provisions for the Rural Countryside Zone (RU) are as follows:

Zoning Provision	Required	Lot 1 (Part 3)	Lot 2 (Part 2)	Retained
<b>Minimum Lot Width</b>	50m	84.02m	84.02m	308.96
<b>Minimum Lot Area</b>	0.8ha	1.68ha	1.419ha	17.104ha

The proposed severances and retained lot comply with the Rural Countryside Zoning provisions set out in the City of Ottawa Zoning By-Law.

## SUMMARY

The applicant is seeking two severances from the property known as 432 David Manchester Road for the purpose of future residential dwellings.

The proposed severances are consistent with the policies in the 2020 Provincial Policy Statement, the City of Ottawa Official Plan, and will comply with the Zoning By-Law requirements of the Rural Countryside (RU) zone for the intended use of the new lot.

Please contact us if you require any additional information.

Peter Hume  
HP Urban Inc.

Alison Clarke  
The Stirling Group