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P. H. Robinson Consulting  
Urban Planning, Consulting, and Project Management

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

July 4 2024

Attn: Mr. Michel Bellemare - Secretary Treasurer

Re: 6208 Nick Adams (Consent application) - Ward 20  
Stephen Fazli  
Lot 18 Registered Plan 4M-1669, City of Ottawa

Committee of Adjustment  
Received | Reçu le

2024-07-10

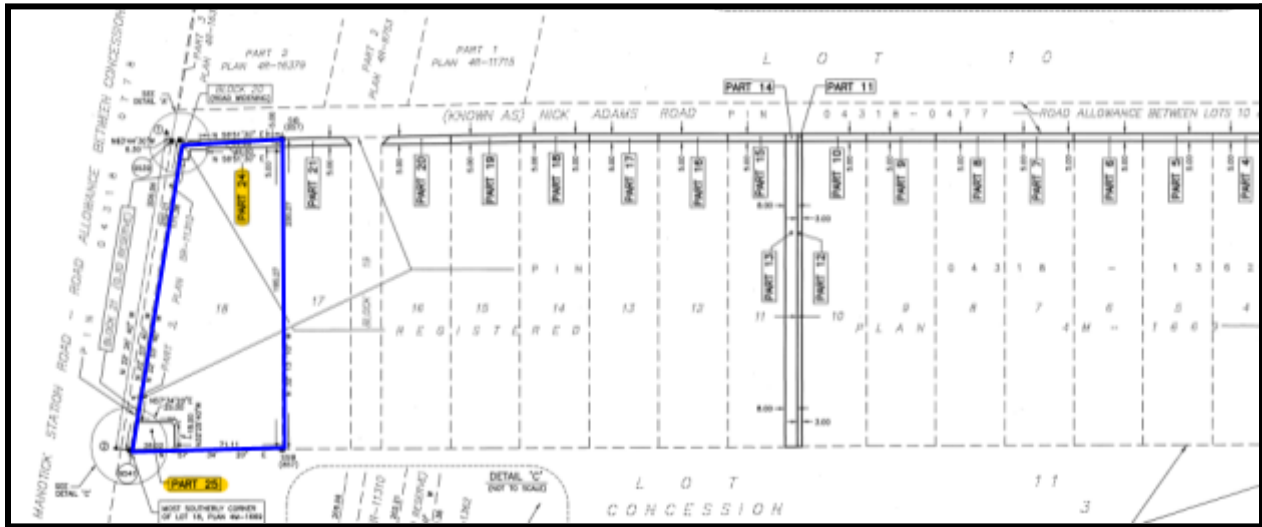
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

On behalf of the owners of 6208 Nick Adams Drive, we are submitting the enclosed consent application to divide the **subject property** into 2 zoning compliant lots.



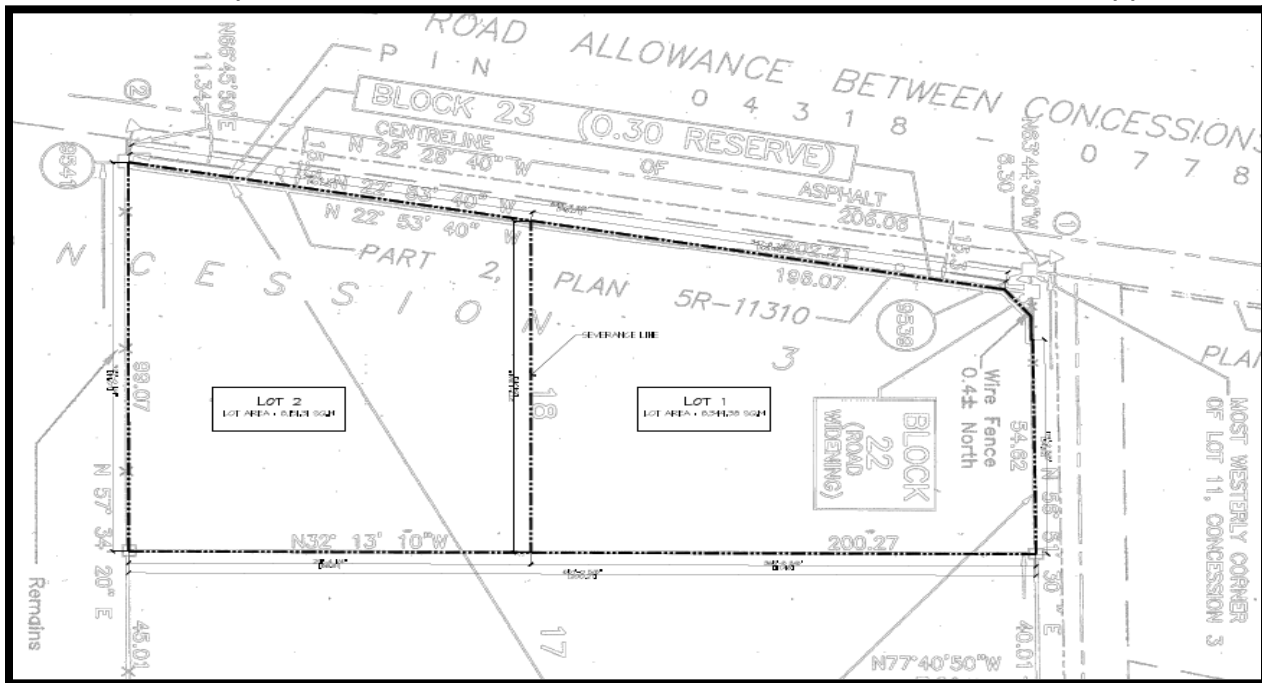
Figure 1. **Subject property** location with frontage on Nick Adams Drive (narrow frontage) and Manotick Station Road (longer frontage)

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**Figure 2 Plan 4R-33259 Registered Plan of Subdivision.**

This severance application will create two zoning compliant lots each with a new dwelling each accessed by a driveway from different roads. The 'retained' lot (Lot 1) will have its vehicular access from Nick Adams Drive (road on the right hand side of Figure 3 below) and the 'severed' lot (Lot 2) will have its vehicular access from Manotick Station Road (road at the top of Figure 3 below). A single family home with its own well and septic bed will be built on each of the lots as a result of this application



**Figure 3 Proposed Severance Sketch**

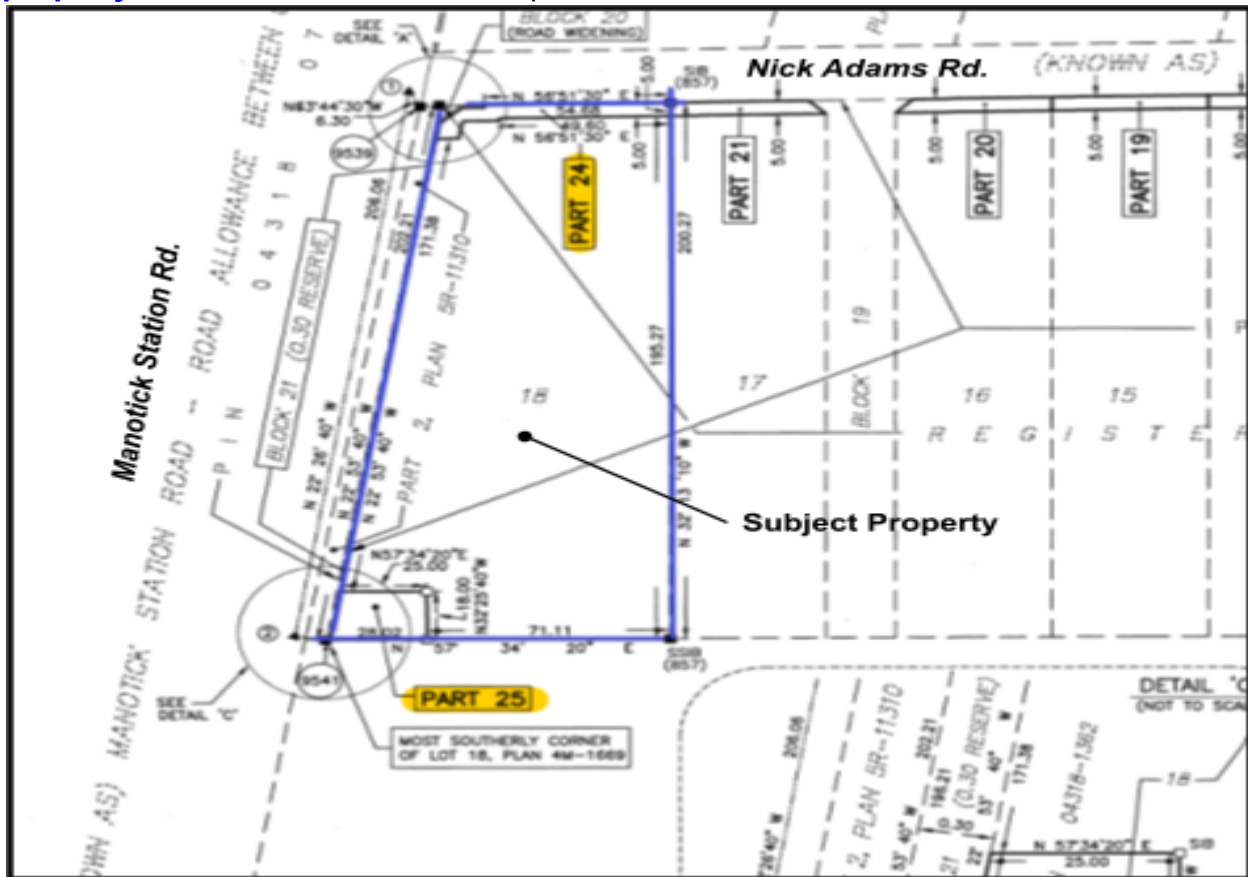
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The property is zoned RR1 [837r] which allows single family dwellings.

This property is legally known as Lot 18 on Plan 4M1669 and lots along the south side of Nick Adams Drive were created via a Plan of Subdivision that was registered in 2020. Lot 18 has a lot area of 1.65 ha and the proposal is to divide the lands into a northerly parcel of 0.8349 ha and a southerly parcel of 0.8151 ha.

The subject lands contain two easements. There is an easement along the Nick Adams frontage (Part 24 on the subdivision plan) in favour of Bell Canada and Hydro One and it is also in place for other properties which are part of the Plan of Subdivision. It is an easement in which the Hydro One and Bell Canada services are located

There is also an easement listed as Part 25 on the subdivision plan and it is in favour of the City of Ottawa to allow for a water storage tank for firefighting purposes. It is likely the proximity of this lot to Manotick Station Road is the reason for the location of this infrastructure on this lot. See Figure 4 below which shows the boundaries of the **subject property** from the subdivision plan and the two **Parts** described above.



**Figure 4 Subject Property - Lot 18, Plan 4R-33256**

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**Site Photos**



**Subject property Nick Adams Drive frontage. April 2024 photo.**



**Subject property Manotick Station Road frontage. April 2024 photo.**

### **Section 53 (1) of the Planning Act**

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).

**The reasons why this division of land can proceed as a consent application and does not need to be done via a Plan of Subdivision are provided below in the responses to the applicable sections of Section 51 (24) of the Planning Act.**

Section 51 (24) of the Planning Act states that in considering the draft of a subdivision,

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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;
  - d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
  - f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems
  - h) the orderly development of safe and healthy communities;
  - p) the appropriate location of growth and development;
  - q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
  - r) the promotion of built form that,
    - (i) is well-designed,
    - (ii) encourages a sense of place, and
    - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

*Response: The subject site does not contain any features of architectural, cultural, historical, archaeological, or scientific interest. The proposed division of this large lot within a Registered Plan of Subdivision has adequate provisions for communication, transportation, sewage and water services, and waste management systems. The applications to subdivide the property are aligned with matters of provincial interest.*

- b) whether the proposed subdivision is premature or in the public interest;

*Response: The two residential lots are intended for residential use and will have similar lot patterns to other properties along Nick Adams Drive. The Rural transect and Rural Countryside designation allow for residential land use on lots with areas of 0.8 ha therefore the proposed severance application is not premature and is in public interest.*

- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

*Response: The relevant policies in the Official Plan for this subject property are 9.2.2 and 9.2.3. As per these policies, the proposed residential uses are permitted, both lots may be created, and each of the resultant lots are at least 0.8 ha in lot area. Additionally, all lots have frontage on a public road. Therefore, the proposed subdivision conforms to the relevant policies in the Official Plan.*

- d) the suitability of the land for the purposes for which it is to be subdivided;

*Response: The subject property is located in the RR1 [837r] zone which permits residential uses and lots of this size. The property is designated as Rural Countryside which also permits residential developments.*

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d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

*Response: Not applicable.*

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

*Response: This proposal does not include any new roadway construction. The lots have adequate frontage on open municipal roadways being Nick Adams Drive and Manotick Station Road.*

f) the dimensions and shapes of the proposed lots;

*Response: The proposed lots conform to the minimum required lot width and area as per the Zoning By-Law and the Official Plan. The proposed severances do not result in any conflicts with the lotting pattern of the area. The remainder of the lots on Nick Adams Drive in this recently registered Plan of Subdivision are approximately 0.9 ha in lot area.*

g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

*Response: There is an easement along the north edge of the property (fronting onto Nick Adams Drive for Bell and Hydro One purposes for this lot and it extends to the east along the south side of Nick Adams Drive for the remainder of the lots in this Plan of Subdivision. There is also an easement (Part 25) on the southerly lot lands in favour of the City of Ottawa for water storage for fire fighting purposes. At the present time, there is a 0.3 m reserve along the Manotick Station Road lands of this overall property that is intended to be a mechanism to ensure that the location of the proposed vehicular access can be determined and that the 0.3 m reserve would be lifted in the proximity of the proposed driveway access.*

(h) conservation of natural resources and flood control;

*Response: The subject property is not within a floodplain as a condition of severance. The EIS that is being filed concluded that 'one rural residence is planned in each of the two severances. No natural environment constraints, including Species at Risk, were observed on the recommended building areas. The recommended building areas are in forests but the forests are highly disturbed with trees in poor condition or dead, windthrow, and non-native vegetation. Construction and operation of the residences in these areas is not anticipated to impact the features and functions of the local natural environment features including the components of the Natural Heritage*

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*System to the west of Manotick Station Road provided the important mitigation measures in this report are properly implemented.*

*It is the professional opinion of the author of the EIS report that the construction and operation of two residences and associated infrastructure on the lands proposed for severance in the recommended building areas will not have a negative impact, as defined in the Provincial Policy Statement, on the significant natural heritage features and functions of the area, including the Natural Heritage System Core Area to the west, provided the above recommended mitigation measures are properly implemented.*

i) the adequacy of utilities and municipal services;

*Response: Private services will be used on both created lots as municipal services are not available. The lots have been adequately sized to accommodate private well and septic systems.*

j) the adequacy of school sites;

*Response: The available schools close to the subject site are: Greely Elementary School (6.7 km), Manotick Public School (9.6 km)*

k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

*Response: There is no land to be conveyed or dedicated for public purposes*

l) the extent to which the plan's design optimises the available supply, means of applying, efficient use and conservation of energy; and

*Response: Not applicable.*

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

*Response: The proposal does not trigger Site Plan Control as no buildings are proposed at this time. When development will be proposed in the future, the proposed land use will be a detached dwelling which does not trigger Site Plan Control.*



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

- Completed application form (1 original) for the standard consent application,
- Property owner's authorization for submission of the application
- Land Registry Office Transfer documents showing ownership
- Lawyer's letter requesting a retained land certificate and confirming there are no ownership issues that would contravene section 50 of the Planning Act
- Application fees
- Environmental Impact Study
- Sketch Plan showing the proposed severance

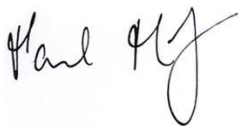
When the notification signs are ready for this application could you please email the undersigned and I will arrange for their installation on the property.

It is our understanding that any necessary Road Widening along either of the frontage roads have already been taken by the City as part of the subdivision process for these lands in the recent past and will not be required as a condition of this severance application..

It is also our understanding that the 0.3 m reserve in place along Manotick Station Road will need to be partially lifted, in the location of the proposed vehicular access to the southerly lot, and that this will be a condition of severance application or fulfilled prior to a building permit being issued for the southerly lot.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 599 9216 or via email at [probinson@probinsonconsulting.com](mailto:probinson@probinsonconsulting.com)

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