

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

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

June 13th, 2024

Attn: Mr Michel Bellemare  
Secretary Treasurer

**Committee of Adjustment**  
Received | Reçu le

**2024-06-24**

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

Re: 5272 Carp (Consent to Sever applications)  
Part Lot 6, Concession 10  
Geographic Township of Fitzroy; City of Ottawa  
Jannetje Laughlin

On behalf of the property owners of 5272 Carp Rd, we are submitting two Consent to Sever applications. The lands are zoned RU - Rural Countryside and EP3 - Environmental Protection Zone. The lots proposed to be severed are located completely within the RU zone and are designated as Rural Countryside in the Rural transect.

Portions of the EP3 Zone in the overall property's rear are part of the Carp Hills Wetland Complex. The proposed parcels are approximately 430 m from the wooded areas of the Carp Hills Wetland Complex.

The intent of the severance applications is to sever two lots located at the north and south edges of 5272 Carp Rd for residential purposes. The parcel at 5196 Carp Rd was severed from 5272 Carp in 1993 and as a result is not subject to the restrictions in the Official Plan policy 9.2.3 (3) (a).

The resulting parcels will be:

- 5272 Carp (retained)
- 5272 Carp - "A" (severed)
- 5272 Carp - "B" (severed)

The size and location of the severed parcels were designed to minimise loss of agricultural land.

We request that the Committee, when rendering its decision, only require the owner to survey the length and depth of the severed lots and **not** the retained lot at 5272 Carp as a condition of the consent if granted. The retained lot has an area of approximately 81 ha and the side lot lines are in excess of 1,300m much of which is heavily forested.

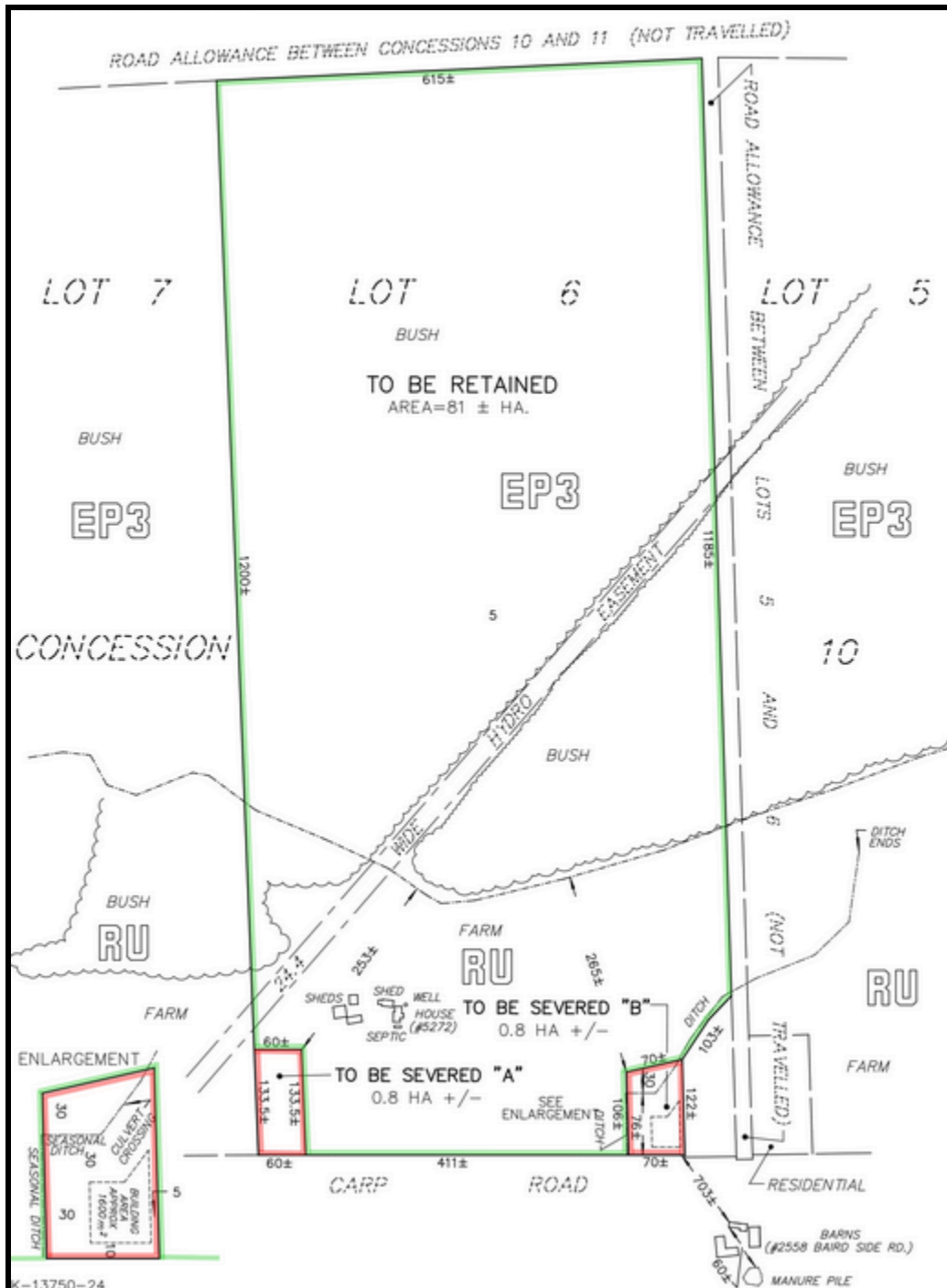
**100 Palomino Drive, Ottawa, Ontario K2M 1N3**  
**Phone: 613 599 9216**  
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Image showing the lots to be **SEVERED** and the lot to be **RETAINED**.

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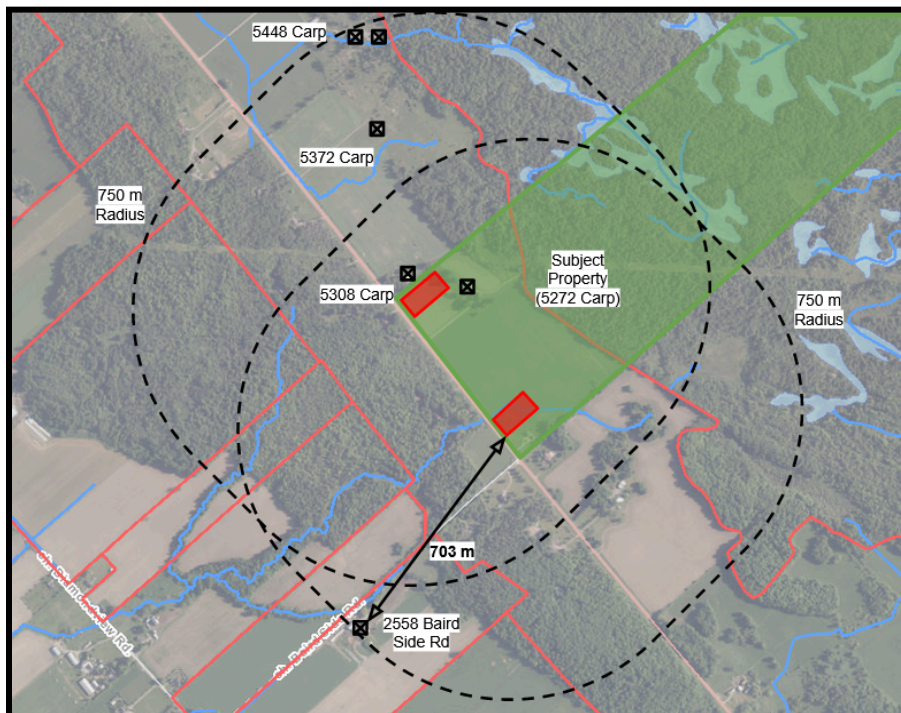
Severance sketch showing the two parcels to be severed and the parcel to be retained.

### **Minimum Distance Separation (MDS)**

MDS calculations are not required for the following properties (Guideline #20):

- 5372 Carp Rd  
The livestock barns located on this property previously housed cattle but are now unoccupied. Their floor areas are approximately 70.5 m<sup>2</sup> and 87.7 m<sup>2</sup> and therefore are too small to be considered for MDS setbacks.
- 5308 Carp Rd  
The structure on this property is a storage shed and is not capable of housing livestock.
- 5272 Carp Rd  
There are three structures on this property used by the property owners for their carpentry business. These structures are not capable of housing livestock.
- 5448 Carp Rd  
There are two structures on this property that fall within the 750m radius of the subject property. These structures are machine sheds for use by the property owner and are not capable of housing livestock.

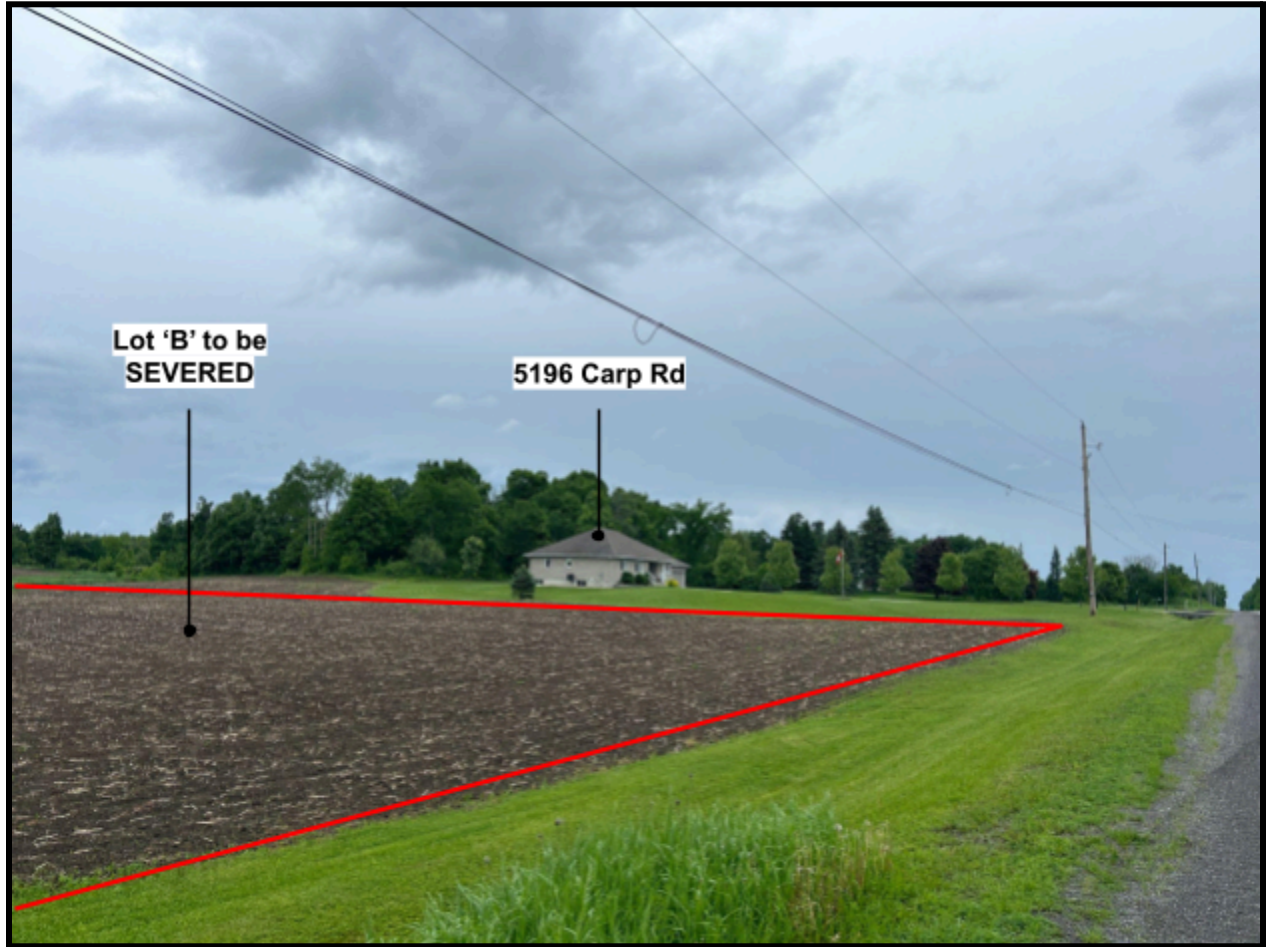
2558 Baird Side Rd contains four barns, two of which contain livestock. MDS setbacks for the livestock barns and manure storage are 207m. The actual setbacks as shown below are 703m from the livestock barns and 763m from the manure storage.



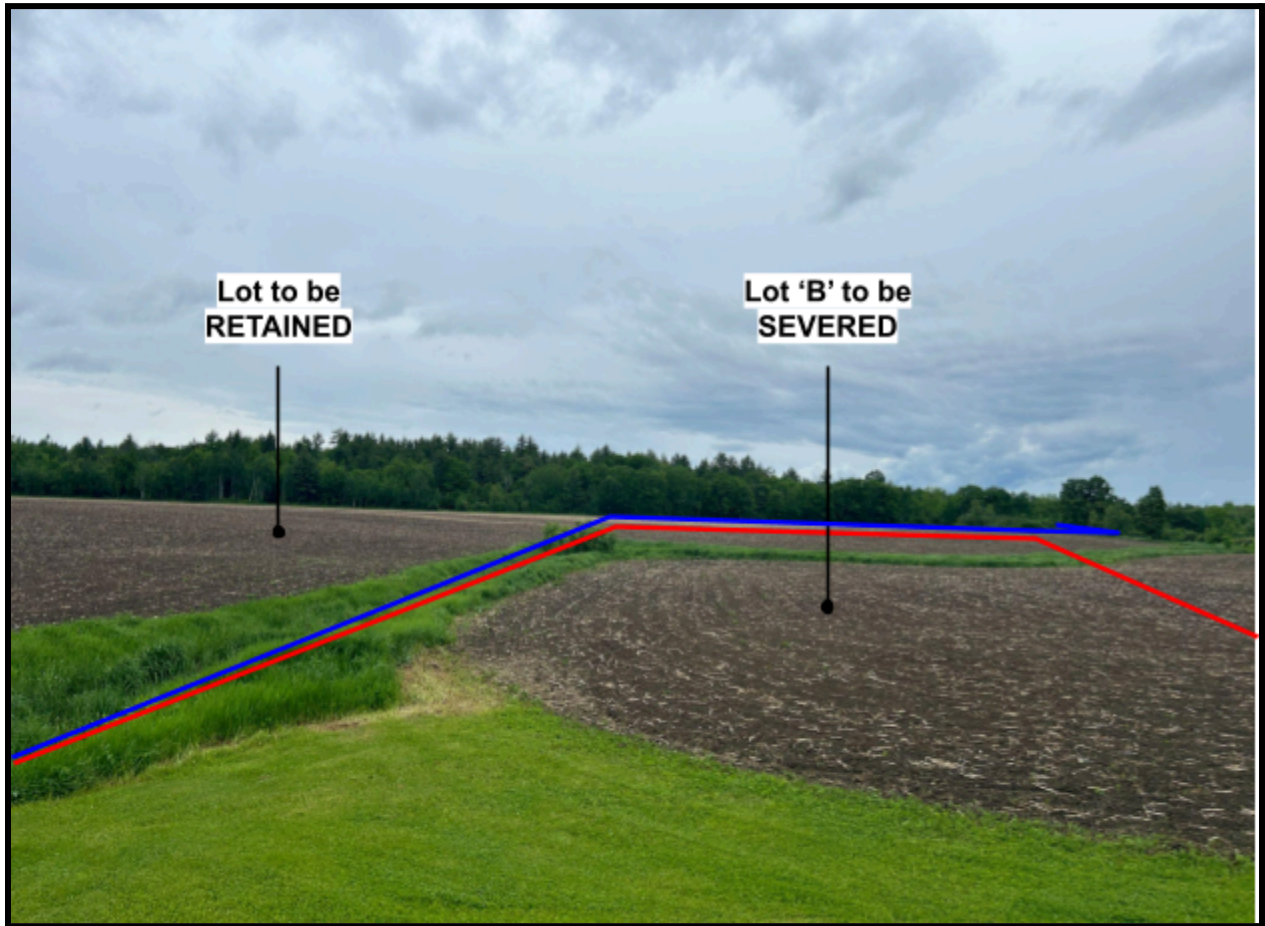
**Map indicating properties considered for MDS requirements and demonstrating setbacks from applicable livestock barns to the **proposed lots**.**

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Below are images taken of the subject property showing the approximate lot line locations for the lots to be **severed** and **retained**.



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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, the following factors will be considered:

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- 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 lots have 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 proposed severed parcels are intended for residential use and will have similar lot patterns to other properties along Carp Rd. The Rural transect and Rural Countryside designation allow for residential land use on lots with areas of 0.8 ha therefore the proposed subdivision 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, the retained lot is larger than 10 ha and the severed lots are 0.8 ha. 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 RU zone which permits residential uses and lots of this size. The property is designated as Rural Countryside which also permits residential developments. The northern lot is proposed to have 60m of frontage on Carp Rd and an area of 0.8ha. The southern lot is proposed to have 70m of frontage on Carp Rd and an area of 0.8ha.*

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*Minimum Distance Separation calculations have been completed and are concluded to not impact the location or size of the proposed lots.*

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 Carp Rd.*

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 will match the lotting pattern of the 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 a Hydro corridor contained within a 24.4m wide easement. It runs east - west through the retained parcel and does not impact the lots to be severed.*

(h) conservation of natural resources and flood control;

*Response: The subject property is not within a flood plain and the wetlands identified as the Carp Hills Wetland Complex are approximately 430m from the proposed lots.*

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 closest to the subject site are: Stonecrest Elementary School (4.52km), West Carleton Secondary School (8.19km), and Huntley Centennial Public School (9.15km).*

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

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*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 supplying, 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.*

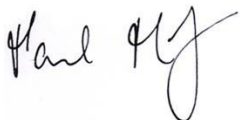
At this time, we are submitting the following in support of the application:

- Completed application forms for the primary and secondary consents
- Property owner's authorization
- Parcel Abstract Page (PIN)
- Application fees
- A surveyor's sketch plan of the overall property showing the severed and retained lands
- MDS calculations worksheet
- Lawyer's letter requesting a retained land certificate and confirming there are no ownership issues that would contravene section 50 of the Planning Act
- Proof of severance for 5196 Carp Rd.

When the notification signs are ready for this application could you please email the undersigned and I will arrange for them to be picked up and installed on the property.

Should you have any questions or require anything further, feel free to contact the undersigned at (613) 599 9216 or via email at [probinson@probinsonconsulting.com](mailto:probinson@probinsonconsulting.com)

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Paul Robinson RPP

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