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Committee of Adjustment
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Committee of Adjustment
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2024-08-19

City of Ottawa | Ville d'Ottawa
Comité de dérogation

**RE: Concurrent Applications for a New Lot and Two Lot Additions
171 Dewolfe Street, and a Vacant Waterfront Landholding
Lot 25, 26 & 27, Concession 5 & 6
Geographic Township of Fitzroy
City of Ottawa
Owners: Kingdon Holdings Limited and 1823023 Ontario Inc (c/o Doug Johnston)**

Dear Committee Members,

ZanderPlan Inc. has been retained by the property owner to assist with three consent applications for a new lot and two lot additions from two different lots owned by Kingdon Holdings Limited and 1823023 Ontario Inc. respectively, both companies owned / represented by Douglas Johnston. The Consent for a new lot will seek to create a new 0.8 ha parcel fronting to Dewolfe Street. The two lot additions will enlarge a small residential lot known as 5417 Loggers Way, falling between the two lots owned by the applicant. The first lot addition will be from the lot known as 171 Dewolfe Street measuring 1,016 square metres leaving a retained parcel of 432,492 square metres. The second lot addition severance will measure 282 square metres in size taken from the waterfront property owned by Kingdon Holdings Limited as identified on the sketch provided, leaving a retained parcel of 88,962 square metres. Combined, both lot additions will total 1,298 square metres. The resulting lot additions will enlarge the property at 5417 Loggers Way to a new lot size of 3,536 square metres. The property at 5417 Loggers Way currently has an existing dwelling and accessory buildings which encroach onto the abutting lands owned by Doug Johnston, necessitating the need for the lot additions. All the lands fall within the Rural Countryside and Greenspace designations of the City of Ottawa Official Plan and are zoned as Rural Countryside and Environmental Protection sub-zone 3 in the City of Ottawa's Zoning By-Law.

SITE LOCATION

The subject lots are located off of Dewolfe Street and Loggers Way with one of the proposed severances taking place on the property known as 171 Dewolfe Street. The lot to be enlarged has a civic address of 5417 Loggers Way and does not have any road frontage, gaining access via an existing easement, while the waterfront property has no known address at this time. The properties fall within Lots 25, 26 and 27 of Concessions 5 and 6 within the Geographic Township of Fitzroy, in the Rural Countryside of the City of Ottawa (Figure 1).

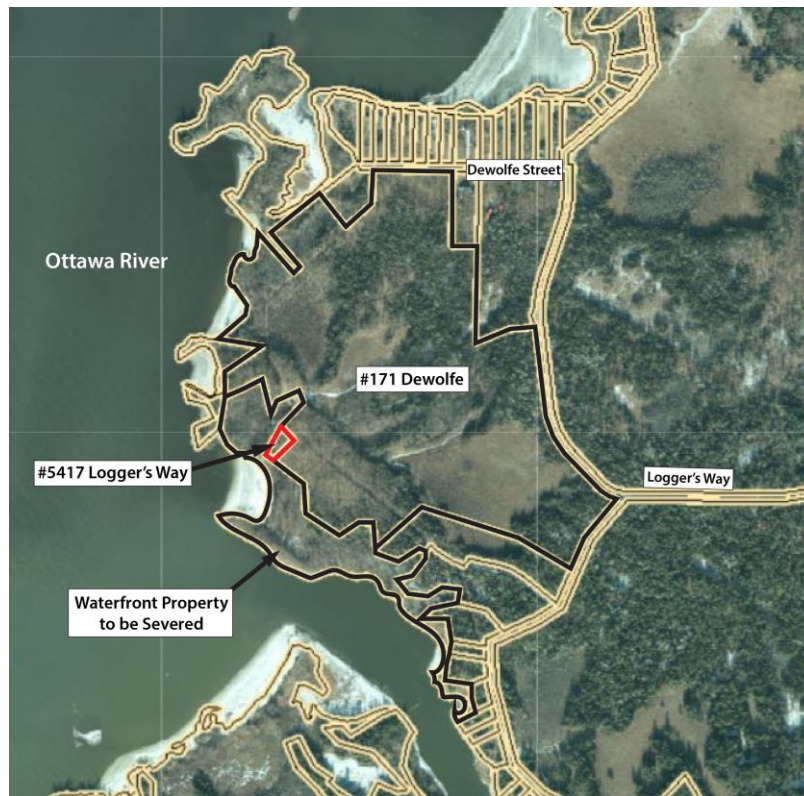


Figure 1 – Aerial Photo of the Subject Properties and Lot to be Enlarged

The lot known as 171 Dewolfe Street is 449,503 square metres and has 183 metres of frontage on Dewolfe Street, 463 metres of frontage on Loggers Way and 194 metres of frontage on Mississippi Drive. The second lot along the waterfront has 1,336 metres of shoreline frontage with no road frontage and is 89,156 square metres. The lot to be enlarged, 5417 Loggers Way does not have direct road frontage, but there is an established easement over the property at 171 Dewolfe Street, for access to the public street. The lands to be severed from the waterfront lot include lands where the existing dwelling at 5417 Loggers Way encroaches onto the lands to be severed, which would be corrected by this lot addition; the other lands for lot addition are

currently vacant with no intentions of development at this time, but will aid in bringing the lot to be enlarged into better compliance with the City's Zoning By-law. The lands located to the North of 171 Dewolfe Street are smaller residential lots with vacant rural lands to the East and South and the Ottawa River located to the West. Due to the proximity to the Ottawa River parts of the properties fall within the Floodplain and Wetland areas as identified on the Mississippi Valley Conservation Authority Mapping and within the Natural Heritage System Core Area with Significant Wetlands on Schedule C11-A of the Official Plan.

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 subject land adheres to this policy as the proposed lot additions to the single lot will bring all of the existing development onto one lot and correct some existing encroachments while not negatively affecting the surrounding natural features, aiding in increasing the function and viability of the undersized lot to be enlarged, and maintaining compatibility with the area. The creation of one new residential lot will contribute to the supply of housing in the City of Ottawa.

Section 1.1.4 speaks to Rural Areas and the importance of leveraging rural assets and amenities and protecting the environment as a foundation for a sustainable economy. With the exception of the development encroachment from 5417 Loggers Way, the two subject lots are currently vacant with a single driveway/easement through 171 Dewolfe Street for access to the lot to be enlarged at 5417 Loggers Way. There is no proposed development to take place on the retained lands at this time, with the lot additions aiding in slightly increasing the smaller lot to bring all of the encroaching development onto one lot. The lot additions will have no effect on the rural character or amenities and will continue to preserve the biodiversity and ecological benefits of the area as the severances are small with no development taking place at this time. The creation of a new building lot on Dewolfe Street would be appropriate for the rural area.

Section 1.1.5 speaks to Rural Lands, where the subject properties would fall. Permitted uses include residential development. The lot additions will enlarge a developed undersized lot and remove the encroachment issue. The new building lot on Dewolfe Street would be intended for residential uses.

Section 1.2.6 speaks to land use compatibility and ensuring the intended uses blend in with the surrounding community. The subject land falls within the Rural Countryside of the Official Plan with close proximity to villages known as Galetta and Fitzroy. The proposed severances will not create any land use conflicts with the surrounding area and will continue to blend in with the other rural residential lots located to the North on Dewolfe Street.

Section 1.4 speaks to Housing. The lot to be enlarged has a dwelling on it, but the lot is undersized and the dwelling and accessory building encroach onto the abutting lot; the lot additions will increase its viability to accommodate future servicing if needed. The creation of a new building lot on Dewolfe Street will increase the range and mix of residential uses along an established maintained road. The retained lands will continue to have potential for future residential development which is not impacted by the lot additions.

Section 1.6 speaks to infrastructure and public service facilities. The severances will not require the addition of private individual wells or septic systems, as the severed parcels will be added to an existing developed lot. Municipal services are not available in proximity to the subject lands. Any future development will continue to occur on individual wells and septic systems including on the new residential lot.

Section 2.0 of the PPS speaks to the Wise Use and Management of Resources with policies for Natural Heritage in **Section 2.1**. The subject property contains a mix of Provincially Significant and Locally Significant Wetlands. The new building lot on Dewolfe Street has been delineated to fall outside of existing natural heritage features or areas. The lands to be enlarged at 5417 Logger's Way are located outside of any wetland areas as is the proposed severance from 171 Dewolfe Street. The waterfront property to be severed does contain a Provincially Significant Wetland. The proposed 282sqm lot addition has been delineated to avoid new lot lines extending into the PSW. This severance is intended to fix an encroachment issue with the existing cottage at 5417 Logger's Way. No new development is proposed ensuring the natural features are protected for the long term (Sec. 2.1.1) maintaining the long term ecological function of the feature (Sec. 2.1.2). No development or site alteration is proposed within significant wetland, woodland, valleyland, wildlife habitat, or areas of natural and scientific interest (Sec. 2.1.5). No site alteration is proposed on adjacent lands to these natural features (Sec. 2.1.8). EIS reports

have been completed in support of the proposed severances and will be outlined later in this report.

Section 2.2 of the PPS speaks to Water with the goal to protect, improve or restore the quality and quantity of water. The proposed lot addition severances will enlarge an existing developed lot close to the Ottawa River. The lot enlargement, and the new lot creation, will not result in new development that could have potential impacts, including cross-jurisdictional impacts with Quebec, on the River (Sec. 2.2.1[b]). Linkages between the River and any on-site surface or groundwater resources will not be impacted by enlargement of a developed parcel (Sec. 2.2.1[e]). The subject properties would be serviced with private wells as needed, while the lot to be enlarged has an existing well. Some of the addition lands fall within regulated areas of the Conservation Authority; however, no new development is proposed as the lot additions will enlarge an existing, developed property. The new lot has been delineated to fall beyond the regulated areas.

Section 2.3 speaks to Agriculture. There are no agricultural activities on or within proximity to the properties that would be affected by the lot additions.

Section 2.4 speaks to Minerals and Petroleum. There are no known mineral or petroleum resources on or within proximity to the subject properties that would be impacted by the proposed lot additions.

Section 2.5 speaks to Mineral Aggregate Resources. There are no identified aggregate resources on or within proximity to the site that would be affected by the lot additions.

Section 2.6 speaks to Cultural Heritage and Archaeology. There is no known cultural heritage or archaeological resources on or within proximity to the site.

Section 3.0 of the PPS speaks to Protecting Public Health and Safety with policies related to natural and man-made hazards. The property does contain areas which fall within the identified floodplains by the Mississippi Valley Conservation Authority. Although part of the proposed severances falls within the identified floodplain area, there is no proposed development to take place within these areas, consistent with the policies. The site does not present any known human-made hazards and there have been no documented sources of contamination on the property.

Overall, the proposed severances for the creation of a new lot and two concurrent lot additions to an existing, undersized residential lot at 5417 Logger's Way is consistent with the policies in the Provincial Policy Statement (PPS) 2020.

CITY OF OTTAWA OFFICIAL PLAN (BY-LAW 2021-386)

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. The lands to be severed are designated Rural Countryside and Greenspace on the City of Ottawa Official Plan Schedule B9 – Rural Transect. The recipient lot at 5417 Logger's Way is designated Rural Countryside (See Figure 2). Schedule C11-A – Natural Heritage System (West) to the Official Plan identifies the various properties within a Natural Heritage System Core Area. Within this Core Area are identified Natural Heritage Features Overlays and Significant Wetlands (See Figure 3). The lands fall outside of any wellhead or intake protection areas, but portions of the properties are shown as having Flood Plain areas pursuant to Official Plan Schedule C15 – Environmental Constraints.

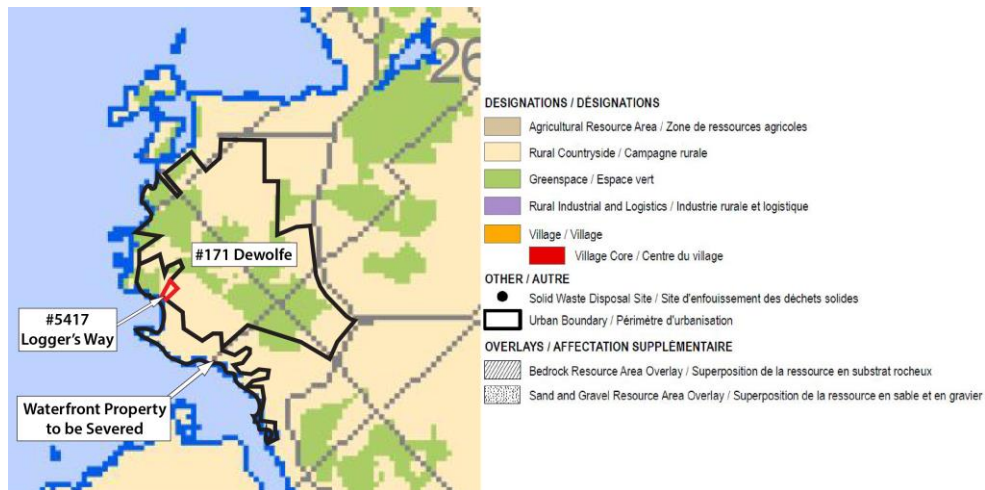


Figure 2 – City of Ottawa Official Plan Schedule B9 – Rural Transect

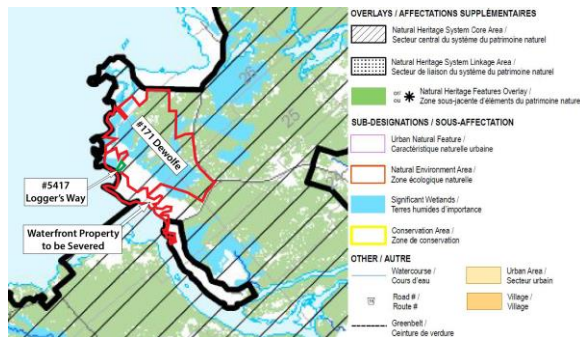


Figure 3 – City of Ottawa Official Plan Schedule C11-A – Natural Heritage System (West)

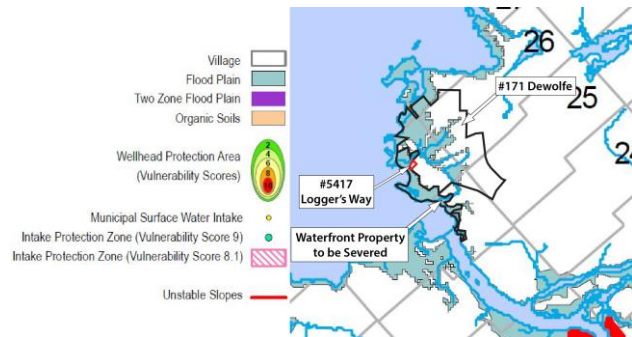


Figure 4 – City of Ottawa Official Plan Schedule C15 – Environmental Constraints

Section 4.0 of the City of Ottawa Official Plan speaks to City-Wide Policies. The section addresses topics like mobility, housing, parks and recreation, urban design, and schools to name a few. Consent policies relating to lot addition severances, or severances in general, are not significantly affected by the policies of Section 4.0, with the exception of contributing to the supply of lots for housing.

Section 4.7 of the Official Plan speaks to Drinking Water, Wastewater and Stormwater Infrastructure. The residential development on the property at 5417 Logger's Way has existing private servicing that will remain with the lot. The lot addition severances will not result in any impacts on existing drainage systems (Sec. 4.7.1.3[a]). The new lot fronting to Dewolfe Street will have sufficient lands for the provision of private services. No additional runoff or increased stormwater flows are anticipated from the severance (Sec. 4.7.1.6[a]). The site is not connected to municipal servicing or stormwater infrastructure.

Section 5.0 of the Official Plan speaks to the various Transects. Greenbelt and Rural Transect area policies are found in **Section 5.5**. Current development at 5417 Logger's Way is low-rise. New severances applications to enlarge the property will maintain the low-rise nature of development (Sec. 5.5.1.1). Buildings and parking areas are set back from the private road frontage. An existing driveway provides access to the lot to be enlarged. No new access points are required aiding in the maintenance of the rural character in the area (Sec. 5.5.1.1c). The severances can be supported on current infrastructure would utilize the current rural pattern of built form and site design. The new lot severance would maintain the low-rise nature of the area with sufficient land to set buildings and services back from the road. A new residential access would be required along Dewolfe Street which has lower frequencies of traffic given the location. A new lot severance and concurrent lot addition severances to increase the size of 5417 Logger's Way would be consistent with the uses permitted in the Greenbelt and Rural Transects.

Section 5.6.4 of the Official Plan speaks to Natural Heritage Overlays. The City has two different overlays as shown on Schedule C11-A, a Natural Heritage System Overlay and a Natural Heritage Features Overlay. The three properties involved in the severance proposal all fall within a Natural Heritage System Core Area with large amounts of Natural Heritage Features Overlay identified within this core area. The proposed lot additions will enlarge a developed lot. The new lot off Dewolfe Street is located in an area outside of natural heritage constraints per the completed EIS report. Any new development or site alteration proposed will be adequately separated from natural heritage ensuring the integrity, biodiversity and ecosystem services of the area are maintained (Sec. 5.6.4.1.1[a]). An Environmental Impact Statement has been provided in support

of the lot additions adjacent to the natural heritage features and the new lot on Dewolfe (Sec. 5.6.4.1.4). The EIS will ensure any development or site alteration proposed within the Natural Heritage System Core Area will protect natural features for the long term meeting the intent of the Natural Heritage Overlays in the Official Plan.

Section 7.0 of the Official Plan sets forth Greenspace Designation policies. Pursuant to the Official Plan *“the Greenspace designation identifies a network of public parks, other spaces within the public realm and natural lands that collectively provide essential ecosystem services to Ottawa’s residents, support biodiversity, climate resilience, recreation and healthy living.”* As seen in Figure 4 the recipient lot of the two lot additions, 5417 Logger’s Way, is outside of the Greenspace designation. The lands to be severed from 171 Dewolfe Street do not contain Greenspace designation. The 282sqm of land to be severed from the vacant waterfront lot has been delineated to avoid the wetland areas and thus will occur outside the Greenspace designation (See Figure 5).

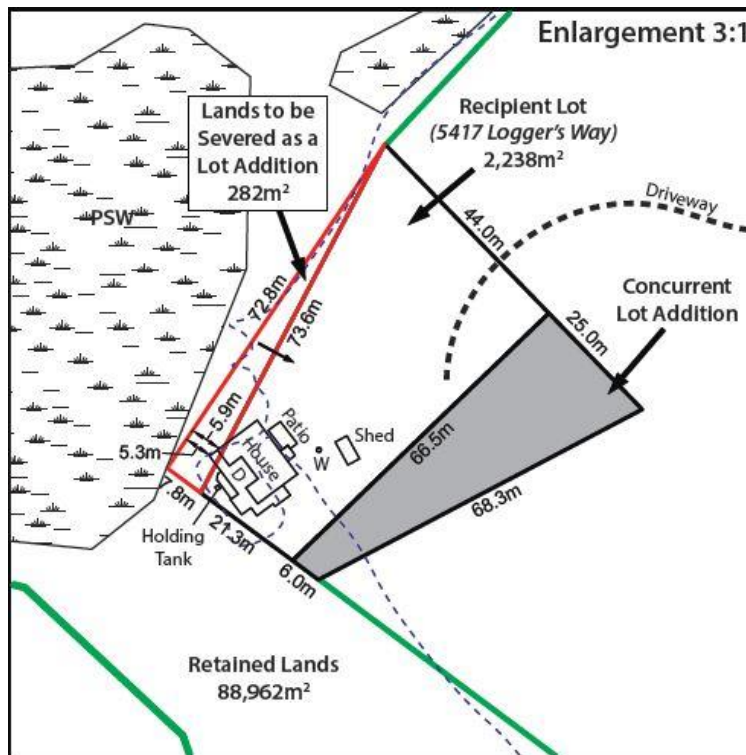


Figure 5 – Excerpt of Sketch Enlargement

The greenspace designations as shown on Schedule B9 to the Official Plan include several sub-designations for parks, open space, urban natural features, significant wetlands, natural environment areas, and conservation areas (Sec. 7.1.1) explaining why part of the waterfront is

designated Greenspace. The Official Plan states in Section 7.1.3 *“lot creation shall not be permitted within the Greenspace designation and associated sub-designations, to protect and maintain their overall integrity and character.”* The proposed lot and concurrent lot additions have been delineated to avoid lot creation/lot line adjustments within the Greenspace designation.

Section 7.3.2 of the Official Plan provides additional policy requirements for the Significant Wetlands designation as identified on Schedule C-11A. Section 7.3.2(e) states *“development, lot line adjustments and site alteration are not permitted in significant wetlands.”* The new lot fronting to Dewolfe Street falls well beyond the identified wetland areas on the property. The lot addition severance from the vacant waterfront lot as presented would not include any portion of the wetland area. No development or site alteration is proposed within the wetland features. To support the proposed lot additions an EIS was completed by Gemtec Consulting Engineers stating the lot additions would have no negative impacts on the natural features in the area (Sec. 7.3.2[h]). As the lot is developed with no plans for new buildings or site alteration the proposed lot additions would meet the intent of the City of Ottawa Official Plan with respect to protection of natural features and areas.

Section 9.0 of the Official Plan speaks to Rural Designations with policies for the Rural Countryside designation found under **Section 9.2**. The designation supports a variety of low-intensity uses suited for the rural areas, including limited low-density residential development. The new lot and lands to be enlarged are not located within an historic settlement (Sec. 9.2.3[a]), is not resulting in infill (Sec. 9.2.3[b]), and is not in a plan of subdivision (Sec. 9.2.3[c]). Section (Sec. 9.2.3[e]) states in all circumstances:

- i. The proposed and retained lots have frontage on an open, maintained public road;*

The lands to be enlarged at 5417 Logger’s Way and the vacant waterfront parcel both gain access from a private lane off of Logger’s Way. The access and frontage setup for these two lots would not change. The new severed lot fronting to Dewolfe would have frontage on an open, maintained road. The retained property at 171 Dewolfe Street will maintain road frontage on Dewolfe Street.

- ii. The proposed and retained lots can be adequately serviced without impacting existing private services on adjacent lots;*

The recipient lot at 5417 Logger's Way is already developed on private servicing. The new lot on Dewolfe could be serviced without impacting abutting lots. The vacant waterfront lot and the lot at 171 Dewolfe Street do not have any existing or proposed private services but are sufficiently large to support future servicing at the time of development. The existing servicing of nearby residential properties would not be affected.

- 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 located 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*

The new lot fronting to Dewolfe falls outside of areas containing mature vegetation or natural features. Some tree removal may be required to support new development, however the supporting EIS report supports development here. The recipient lot at 5417 Logger's Way is already fully developed with a residential dwelling and private servicing. Recommendations relating to natural heritage set forth in the completed EIS reports could be implemented through an agreement if needed.

- iv. Except for c) (country lot subdivision) above, no more than two lots have been created from a lot in existence on May 14, 2003.*

The property is eligible for an additional lot creation under the current policies. The two lot additions would be considered technical severances that would not count toward the lot creation limit per the Official Plan. Overall, the proposal would be consistent with the lot creation policies of the Rural Countryside designation.

Section 10 of the Official Plan speaks to Protection of Health and Safety. This section applies as part of all three properties involved contains flood plain mapping (See Figure 6). The area of the existing dwelling at 5417 Logger's Way is outside of the flood plain, but part of the south/southwest side of the property has flood plain identified. A portion of the addition from 171 Dewolfe Street contains flood plain, while the entire addition from the vacant waterfront lot is shown as floodplain. The lot additions are logical in these circumstances as they enlarge an existing undersized residential lot and correct the encroachment across lot lines, without requiring any new development. The new residential building lot proposed along Dewolfe Street falls entirely outside of the floodplain areas on-site.

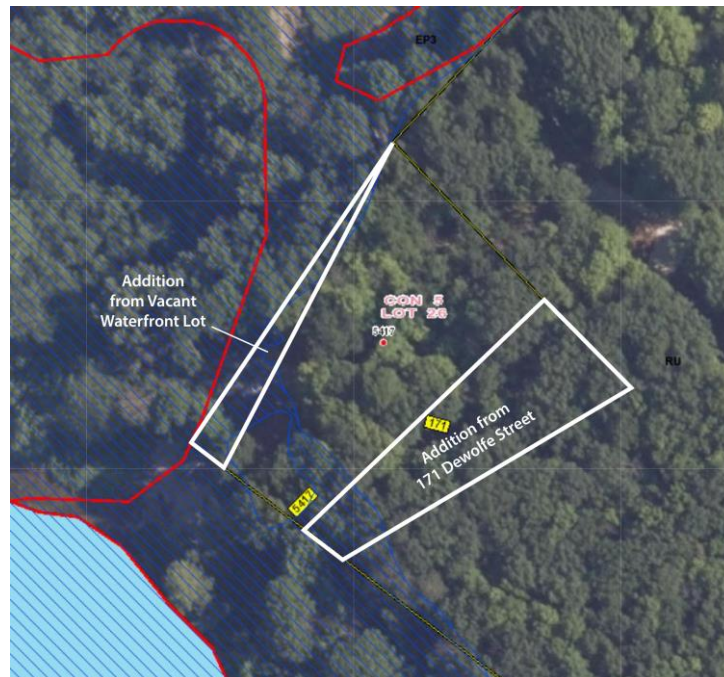


Figure 6 – Excerpt from GeoOttawa Showing the Flood Plain in Relation to the Lot Additions

Though the severed parcels and recipient lot contain flood plain areas, no new development or site alteration is proposed within the flood plain or erosion hazard areas (Sec. 10.1.1.1). The property at 5417 Logger's Way has road access falling outside of flood plain areas. The lot would not be rendered inaccessible to people and vehicles during times of flooding (Sec. 10.1.1.2). The site does not contain unstable soils or bedrock (10.1.4), does not pose wildland fire hazards (10.1.5), does not have contaminated areas (10.1.6), is not used for waste disposal or located close to a waste disposal facility (10.1.7), is not used as a snow disposal facility (10.1.8), does not contain gas pipelines (10.1.9), and does not contain abandoned mineral or petroleum resource operations (10.1.10). The Consent would be consistent with the policies of Section 10 of the Official Plan.

The proposed Consents for concurrent lot additions to 5417 Logger's Way is appropriate for lands within the Rural Transect, will preserve local natural heritage, and will protect health and safety of residents or visitors to the City. Overall, the proposed consents meet the intent of the policies of the City of Ottawa Official Plan.

CITY OF OTTAWA ZONING BY-LAW 2008-250

The recipient lot at 5417 Logger's Way is zoned Rural Countryside (RU) with an overlay for floodplain on the southern portion of the property pursuant to the GeoOttawa Online GIS mapping for the City. The property at 171 Dewolfe Street is zoned Rural Countryside (RU) and Environmental Protection Subzone 3 (EP3) with overlays for flood plain. The lands to be severed as a lot addition from 171 Dewolfe Street are zoned Rural Countryside (RU) with flood plain on the southern portion of the addition. The vacant waterfront lot is zoned Rural Countryside (RU) and Environmental Protection Subzone 3 (EP3) with overlays for flood plain. The lands to be severed as an addition to 5417 Logger's Way are entirely RU lands and do not contain any EP3 zoned lands.

Part 2 (Sections 55 – 75) of the Zoning By-Law sets forth General Provisions applicable to development within the City. Section 58 provides policies for Flood Plain Hazard Overlays as identified on portions of all three properties involved in the proposed consent applications. No new development would be proposed within the areas identified as flood plain overlay (Sec. 58[1]). The existing use of 5417 Logger's Way is permitted in the underlying zone. Nothing in the policies of Section 58 would prohibit the two technical severances as presented nor the creation of a new building lot on Dewolfe outside of the flood plan hazards.

Part 3 (Sections 76 – 99) of the Zoning By-Law speak to Specific Use Provisions for a number of different land uses. This part of the Zoning By-Law does not contain any policies or provisions that need to be addressed as part of the Consent applications proposed. Similarly, the parking, queuing and loading provisions of Part 4 and the Residential Provisions of Part 5 of the Zoning By-Law do not contain policies applicable to the proposed lot additions.

Part 9 (Sections 183 – 184) of the Zoning By-Law provides policies for Environmental Zones. The EP3 subzone is addressed under Section 184. Given the new lot and proposed lot additions fall outside of the EP zoned lands this section will not be addressed further in this report.

Part 13 (Sections 211 – 236) speak to the various Rural Zones within the City. Policies for the Rural Countryside Zone are found under Sections 227 and 228. The purpose of the zone is to:

1. *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;*

2. *recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and*
3. *regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.*

The proposed severances will not cause any conflict with the intent of the By-law. The minimum lot size for a residential lot in the RU zone is 8000m². While the lot additions will not bring the property at 5417 Loggers Way into compliance with minimum lot size they will enlarge an undersized lot and bring it closer to compliance. The recipient lot is already developed and the proposed lot additions will help to accommodate continued residential use. By ensuring the provincially significant wetland areas are not included in the lot addition from the waterfront landholding compatibility between the residential use and natural feature will be maintained with respect for the overall rural context. Pursuant to Section 227 a detached dwelling is a permitted use for 5417 Logger's Way.

Table 227 of the Zoning By-Law sets forth the RU zone provisions for development. The minimum required interior side yard setback for Other Uses is listed as 5.0 metres. Currently, a portion of the dwelling and attached deck are over the side lot line pursuant to a draft survey completed by Callon Dietz. If the additions to the property at 5417 Logger's Way are approved the resulting side yard setbacks for the dwelling and attached deck would be 5.9 metres and 5.3 metres respectively bringing the development into compliance with the side yard setback.

Overall, the new lot and proposed lot additions from 171 Dewolfe Street and the vacant waterfront landholding will comprise RU zoned lands avoiding the EP3 zoned areas where significant wetlands are located. The resulting enlargement of 5417 Logger's Way will bring it into better compliance with the RU zone provisions of the Zoning By-Law.

SUPPORTING STUDIES – ENVIRONMENTAL IMPACT STATEMENT

An EIS report has been completed in support of the concurrent lot additions by Gemtec Consulting Engineers and Scientists Ltd. A separate report has been completed for the new lot fronting to Dewolfe Street. A desktop review and field visit were completed to assess for any species-at-risk occurring on-site. Several natural heritage features and wildlife areas were identified within the overall study limit with some potential for SAR species to occur. The recipient lot at 5417 Logger's Way is already fully developed with a single dwelling on private services. The lot additions through Consent are not anticipated to negatively impact existing

natural features. Any potential impacts would be related to future development of either retained parcel.

Potential impacts to natural heritage features on-site can be mitigated through a development envelope and setbacks from natural heritage features. Impacts to local wetlands and fish habitats can be mitigated with the proposed 30 m setback in conjunction. Impacts to provincially significant wetlands, significant wildlife habitat, and SAR habitat can be mitigated with a 50m setback from the provincially significant wetland feature. Given the proposed development and minimal impact potential to Blanding's turtle and their habitat, it is GEMTEC's opinion that standard avoidance and mitigation measures will be sufficient. Reptile and amphibian exclusion fencing should be installed around all future construction areas prior to any development or site alteration.

The proposed severance application and additions complies with the natural heritage policies of the Provincial Policy Statement and the City of Ottawa Official Plan. No negative impacts to identified natural heritage features or their ecological functions are anticipated due to the proposed land severances for lot addition if all mitigation measures in Section 7 are enacted, and best management practices followed.

SUMMARY

The applicant is seeking three separate consents on two different lots owned by Kingdon Holdings Limited and 1823023 Ontario Inc., both owned by Douglas Johnston. The purpose of two of the severances is to enlarge an existing, undersized, developed residential lot at 5417 Logger's Way. The third severance will create a new 0.8 ha residential lot fronting to Dewolfe Street. The applications are consistent with the policies in the 2020 Provincial Policy Statement, and meet the intent of the policies in the City of Ottawa's Official Plan. The resulting additions will increase the size of an undersized rural lot from 2,238sqm to 3,536sqm in size while avoiding lot lines through the nearby provincially significant wetland feature. The existing dwelling and attached deck, currently falling over the lot line, will be brought into compliance with the required side yard setback of the RU zone.

Should you require any additional information please do not hesitate to contact the undersigned.
All respectfully submitted by:



Tracy Zander, M.Pl, MCIP, RPP