



October 4, 2024

Committee of Adjustment
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Committee of Adjustment
Received | Reçu le

2024-10-17

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Proposed Consent Application and concurrent Minor Variance Application
7725 Flewellyn Road
Part Lot 11, Concession 9, Geographic Township of Goulbourn
Ward 21 – Rideau - Jock
CITY OF OTTAWA
Owner: Amsted Developments Ltd. c/o Steve Barkhouse

To Whom it May Concern,

ZanderPlan Inc. has been retained by Amsted Developments Ltd. to assist with concurrent Consent and Minor Variance applications for the property known as 7715 and 7725 Flewellyn Road to separate the existing commercial uses onto their own individual lots. The lands to be severed will include a brick building used for residential/commercial purposes while the lands to be retained will include the existing Amsted Design-Build business and associated accessory uses. The property currently has a single well and two sewage disposal systems. One septic services the residential/commercial building and will remain entirely with the lands to be severed. A second system is located to the rear of the Amsted Design-Build business which currently services the office building. A new well will be installed on the retained parcel to support the current commercial use.

The property is currently zoned Rural Countryside – Exception 131r (RU[131r]) which includes certain site-specific provisions as well as limiting certain uses for the property. All uses for the property are prohibited except for an office, warehouse, and storage yard limited to a contractor's business. The current zoning supports the contractor's business Amsted Design-Build. Minor variances to the City's Zoning By-Law for side yard setback and lot area reductions will be required based on existing building locations to support the Consent application. A zoning compliance section will be provided later in this report.

SUBJECT PROPERTY

The subject property is located at 7715 and 7725 Flewellyn Road, falling in Part of Lot 11, Concession 9, Geographic Goulbourn, in Ward 21 Rideau – Jock (See Figure 1). A Draft Survey has been completed in support of the applications which shows the overall property having an area of 13,063.2 square metres with 206.5 metres of frontage on Flewellyn Road and an additional 63.47 metres of frontage on Munster Road which falls to the west of the property. Development on the site is located toward the eastern half of the property as seen in Figure 1 below.



Figure 1 – Aerial Photo (geoOttawa) Showing the Property at 7725 Flewellyn Road

Several existing buildings on private services are located on the property. Starting at the northeast end is an older dwelling currently used for a commercial business called Whatever You Want Canada. The well is located on the north west corner of the building with the septic tank and field located to the east side. West of the converted dwelling is an existing detached garage to remain with the severed lot. An existing metal shed to the west of the detached garage will be relocated. To the west of the detached garage are several buildings including an office and storage structures which support the Amsted Design-Build business. These structures will remain with the lands to be retained. The western half of the property is vacant.

Lands to the north and west of the subject property consist of a mix of uses and lot sizes including larger vacant rural landholdings and several smaller residential lots, many located within a rural subdivision fronting to Lucas Lane. Additionally, smaller residential lots can be found fronting to

Flewellyn Road. Lands to the south include a mix of smaller residential lots fronting to Flewellyn and Munster Roads, some larger rural parcels, and a large quarry operated by Thomas Cavanagh Construction Ltd. Lands to the east of the property include parts of the same Thomas Cavanagh Quarry, a commercial used car dealership, and several smaller residential lots fronting to Flewellyn Road. A severance of the subject property at 7725 Flewellyn Road to split the commercial uses would maintain existing development and would be in keeping with the established pattern of development in the area.

PROPOSED CONSENT APPLICATION

The proposed Consent application will seek to split the two commercial businesses on the property onto their own separate lots; there are currently two civic addresses associated with this property. A draft survey plan has been completed in support of the Consent which picked up existing buildings and various setbacks to existing and proposed lot lines (See Figure 2). The lands to be severed are shown as Part 2 on the survey measuring 3,270.4 square metres in size with 72.63 metres of frontage on Flewellyn Road. The lands to be retained, shown as part 1, will measure 9,792.8 square metres in size with 133.87 metres of road frontage on Flewellyn and an additional 63.47 metres of frontage on Munster Road. Existing access points to Flewellyn Road will be maintained.



Figure 2 – Excerpt of Draft Survey Showing Lands to be Severed and Retained

PROVINCIAL POLICY STATEMENT (PPS) 2020

The Provincial Policy Statement (PPS, 2020), issued under the authority of Section 3 of the *Planning Act*, provides policy direction on matters of Provincial interest related to land use planning and development and provides for appropriate development while protecting resources of provincial interest. The Provincial Policy Statement 2020 came into effect May 1, 2020 replacing the previous Statement issued April 30, 2014.

Section 1.0 of the PPS speaks to Building Strong Healthy Communities. The site is currently being used for two separate commercial land uses. Severing the property into two lots will promote efficient development and land use patterns that allow the businesses to operate independently helping to sustain the financial well-being of the Province and the City of Ottawa over the long term (Sec. 1.1.1[a]) and providing a greater mix and range of land uses in the area on their own individual lots (Sec. 1.1.1[b]). Development is compatible with surrounding rural, residential, commercial and aggregate extraction uses and is not expected to result in environmental or public health and safety concerns (Sec. 1.1.1[c]). The Consent will allow for proper land use planning of the property to achieve cost-effective development that minimizes the need for servicing or infrastructure improvements while minimizing land consumption (Sec. 1.1.1[e]). The proposed Consent to separate the commercial uses would help sustain a healthy, liveable and safe rural community.

Section 1.1.4 speaks to Rural Areas in Municipalities including rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Allowing the Consent application to split the uses ensures rural amenities and assets are properly leveraged (Sec. 1.1.4.1[a]) and existing infrastructure is efficiently utilized to support the businesses (Sec. 1.1.4.1[e]) contributing to the economic base and greater employment opportunities for the various services and management of resources (Sec. 1.1.4.1[f]). Growth and development may be directed to rural lands in accordance with policy 1.1.5.

Section 1.1.5 of the PPS speaks to Rural Lands in Municipalities. Existing development on the property is compatible with the rural landscape / service levels (Sec. 1.1.5.4) and is appropriate for the available infrastructure (Sec. 1.1.5.5). Permitting the severance will allow the two commercial uses to continue operating on the overall landholding away from agricultural areas to minimize impacts on agriculture-related uses (Sec. 1.1.5.7). Overall, maintaining the current commercial uses on separate lots would be permitted, suitable and appropriate for the rural lands on which they are located.

Section 1.2.6 of the PPS speaks to Land Use Compatibility. The subject property is located across the road from a large quarry operated by Cavanagh Construction. The property does contain a residential dwelling which is now used for commercial uses. The underlying zoning prohibits residential uses. The Consent will not result in new residential building lots and the buildings are existing and are already used for commercial purposes. The uses on the severed and retained parcels would not be deemed sensitive to the activities of the aggregate operation across the road.

Section 1.3 of the PPS speaks to Employment with the goal of promoting economic development and competitiveness. Permitting the Consent application to support two separate commercial parcels would maintain the current range and mix of employment uses to meet long-term needs (Sec. 1.3.1[a]). Multiple uses aid in diversification of the economic base, utilizing a site that is suitable to support both uses for a wider range of economic activity (Sec. 1.3.1[b]). Existing buildings and driveway access points will be retained helping to maintain current development that is compatible with surrounding extraction, employment and residential uses (Sec. 1.3.1[d]) with the necessary infrastructure in place to support projected needs (Sec. 1.3.1[e]). Splitting the uses onto separate parcels protects and preserves the employment uses in the area (Sec. 1.3.2.1) and will not result in the conversion of employment lands for non-employment uses (Sec. 1.3.1.4). The lands would not be considered an employment area with respect to the PPS. The Consent proposed for the property would be consistent with the employment policies of the PPS 2020.

Section 1.6.6 of the PPS speaks to Sewage, Water and Stormwater. Currently, the site contains a private well and two private sewage disposal systems. One sewage disposal system services the severed lands and will remain. The septic servicing Amsted office on the retained lands will be upgraded in the future if required. The owner does not wish to propose communal services extending across lot lines as that is less feasible and harder to plan for long-term than separate, independent services for both lots. Municipal services are not available. The PPS states *“where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.”* Having separate on-site individual water and sewage services for each lot is supported by the policies of the PPS 2020. Given the buildings are not proposed to change, with the exception of relocating a small shed, the existing stormwater management strategy for the site can be maintained (Sec. 1.6.6.7).

Section 2.0 of the PPS speaks to the Wise Use and Management of Resources for features including natural heritage, water, agricultural lands, minerals, mineral aggregates and cultural heritage. **Section 2.1** of the PPS speaks to Natural Heritage requiring natural features and areas to be protected for the long term (Sec. 2.1.1). There are no natural heritage features identified on or abutting the subject property that would be impacted by the consent to sever or any conditional rezoning that may be required.

Section 2.2 of the PPS speaks to water. No significant surface or groundwater resources are identified on abutting the subject property. **Section 2.3** speaks to agriculture. The subject property is located in a rural area relatively devoid of agricultural activity. Surrounding properties are zoned rural, rural-exception, rural residential, and mineral extraction. Agricultural lands will not be impacted by the severance. **Section 2.4** of the PPS speaks to minerals and petroleum. The subject site does not contain any known significant minerals and petroleum resources that need to be preserved.

Section 2.5 speaks to mineral aggregate resources. The subject property is fully developed with two commercial uses, and the available lands to the north contain a residential subdivision. Existing extraction uses are located further north and south of 7725 Flewellyn Road. A severance of the subject property would not preclude or hinder existing extraction operations from continuing or prevent access to potential reserves in the area.

Section 2.6 of the PPS speaks to cultural heritage and archaeology. There is no known cultural heritage or archaeological resources identified on or in close proximity to the subject site.

Section 3 of the PPS speaks to Protecting Public Health and Safety with policies for both natural and man-made hazards. The subject site does not contain any natural hazards like flooded lands, flood-prone areas, or dynamic beach hazards that may affect redevelopment. The site is not situated near any mine hazards, oil, gas or salt hazards, but is adjacent to an aggregate extraction operation. Continuance of commercial uses on the property would not be impacted by the aggregate extraction and no sensitive uses are proposed. There have been no known sources of contamination on the property.

Overall, the proposed Consent and Minor Variance are suitable and appropriate for the subject property to facilitate separation of the commercial uses onto independent lots. The commercial uses are permitted on rural lands, satisfy the employment area policies of the PPS and protect valuable aggregate resources nearby. The proposal is consistent with the policies of the PPS 2020.

CITY OF OTTAWA OFFICIAL PLAN

The subject property is designated Rural Countryside on the City of Ottawa Official Plan Schedule B9 – Rural Transect (See Figure 3). The designation applies to the entire property and all surrounding lands. An overlay for Bedrock Resource Area is identified across Flewellyn Road where the existing extraction operation is located. Flewellyn Road is classified as an existing collector road on Schedule C9 to the Official Plan (See Figure 4). Schedule C11-B to the Official Plan does not identify any natural heritage features or systems on the property (See Figure 5). However, Schedule C15 showing Environmental Constraints identifies the property falls within a Wellhead Protection Area with a vulnerability score of 2 (See Figure 6).

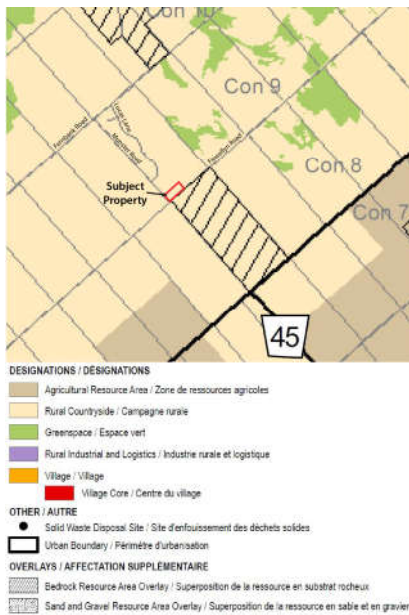


Figure 3 – City of Ottawa Official Plan Schedule B9 – Rural Transect

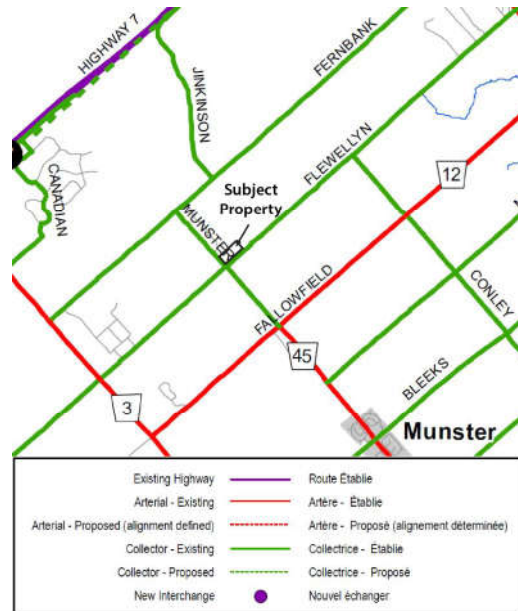


Figure 4 – City of Ottawa Official Plan Schedule C9 – Rural Road Network

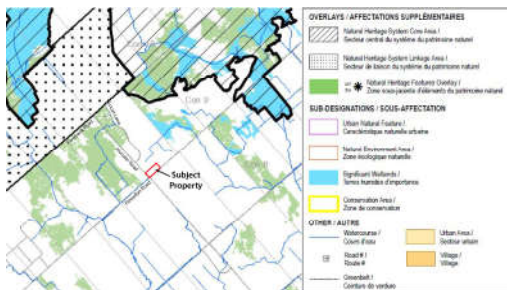


Figure 5 – City of Ottawa Official Plan Schedule C11-B – Natural Heritage System (South)

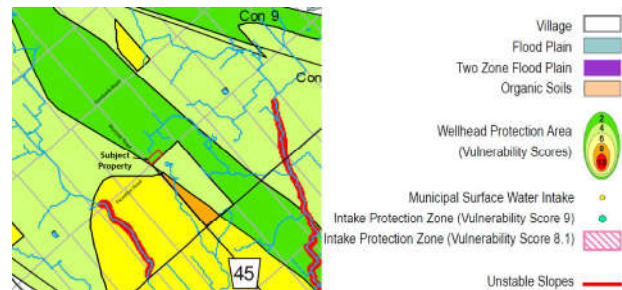


Figure 6 – City of Ottawa Official Plan Schedule C15 – Environmental Constraints

Section 5.0 of the Official Plan speaks to the various transects with policies for the Greenbelt and Rural Transect found under **Section 5.5**. Both the Greenbelt and Rural Transects provide a range of social and economic activity and the policies for these transect areas are intended to support economic development for rural businesses. The site already contains commercial buildings with Amsted Design-Build operating out of some of these structures. The existing development is low-rise (Sec. 5.5.1.1). The density of commercial development is lower encompassing only the east half of the overall property. Maintaining these structures will allow for integration with the natural environment and surrounding rural area (Sec. 5.5.1.2). A Consent application to sever the property while maintaining existing commercial uses would be appropriate for the Rural Transect.

Section 5.6.3 of the Official Plan speaks to Aggregate Overlays. There are no aggregate overlays on the subject property but a Bedrock Resource Area overlay is identified across Flewellyn Road. While no new buildings or structures are proposed, other than new private servicing, the Consent application would represent development of the property. The proposed development (Consent) within 500m of the Bedrock Resource would not preclude or hinder operations or future expansion (Sec. 5.6.3.4). Flewellyn Road provides a land use barrier that would prevent the aggregate operation from expanding further north. A residential subdivision north of the property at 7725 Flewellyn Road would also be a barrier to expanding the quarry further north of the subject property. The Consent would allow for the protection of the aggregate extraction across the road.

Section 9.0 of the Official Plan speaks to the Rural designations with policies for the Rural Countryside designation found under **Section 9.2**. Development on the subject property comprises the type of lower-intensity uses sought for the designation. Pursuant to Section 9.2.2.2[b] small scale light industrial and commercial uses are permitted where all of the following criteria are met:

- i. The uses are necessary to serve the local rural community or the travelling public, such as restaurant, gas station, private medical or medical related-clinics, veterinary services, personal service or motel;*

Amsted Design-Build would be considered a service business that would be available to the local community. The commercial space on the lands to be severed could be used for a variety of different land uses to meet the criteria of the policy.

- ii. The lands are within 200 metres of an arterial or collector road and can be safely accessed;*

The property is located along an existing collector road with driveway accesses already installed for both the severed and retained parcels.

- iii. The lands are located beyond 1 kilometre of an Urban or Village boundary, or where located less than 1 kilometre from a Village boundary, it can be demonstrated that there is insufficient opportunity for these types of uses to be established within the Village;*

The closest urban or village boundary would be the Village of Munster located roughly 3.7km from the subject property.

- iv. The lands are not adjacent to lands designated as Agricultural Resource Area;*

The subject property is not adjacent to any agriculturally designated lands.

- v. The development can be supported by services available according to applicable provincial regulations;*

The severed and retained parcels can be supported on private servicing. Given one of the current septic systems services the detached garage (severed) and Amsted's Office (retained) a new sewage disposal system will be installed on the retained parcel. The existing well will remain with the severed lot facilitating the need for a new well on the retained.

- vi. The scale of the development is suitable for a rural context and where the size of each commercial occupancy will not exceed 300 square metres of gross leasable floor area; and*

All commercial buildings exist on the property currently. The scale of development is not proposed to change.

- vii. The proposed development is designed to minimize hazards between the road on which it fronts and its vehicular points of access, mitigate incompatibilities with adjacent residential uses and to integrate appropriately with rural character and landscape.*

Maintaining the current vehicular access points along Flewellyn Road will mitigate incompatibilities on adjacent uses and maintain the overall character and landscape along the travelled road.

Section 9.2.3 of the Official Plan speaks to limiting the fragmentation of rural lands. The resulting lot creation will be less than three non-residential lots avoiding the need for a subdivision (Sec. 9.2.3.1). The property is already appropriately zoned to support the non-residential uses on-site without the need for a Zoning Amendment to support the Consent. Residential uses on-site are already prohibited by the current zoning (Sec. 9.2.3.2). Any yard setback deficiencies will be recognized through Minor Variance. The Consent is not intended to grant permission for residential uses (Sec. 9.2.3.3) and no multi-unit residential developments are proposed (Sec. 9.2.3.5). While a Consent application is proposed for the site the intent is to separate existing uses onto separate lots and not to adversely fragment vacant rural lands.

Pursuant to **Section 9.2.3.3[d]** the minimum lot size for the severed lot is 0.8ha with the retained lot required to be 10 hectares in size. However, because the proposed development does not include the creation of residential lots, staff have advised that these minimums are not applicable. In total, 7725 Flewellyn Road measures 1.31 hectares in size. The severed lot is proposed at 3,270.4 square metres in size with the lands to be retained measuring 9,792.8 square metres in size. The sizes are determined based on the location of the proposed lot line between existing buildings on-site. A concurrent Minor Variance is being filed to address the deficient lot area.

Section 10 of the Official Plan speaks to Protection of Health and Safety. There are no natural hazards identified on the property pursuant to Section 10.1.1 and there are no areas vulnerable to flooding pursuant to Section 10.1.3. There are no unstable soils or bedrock and no wildland fire hazards pursuant to Sections 10.1.4 and 10.1.5. There is no contamination present pursuant to Section 10.1.6 and no waste disposal sites are located nearby pursuant to Section 10.1.7. A Consent application to sever the property at 7725 Flewellyn Road would not lead to negative impacts on the health and safety of residents or visitors to Ottawa.

Overall, the proposed Consent and Minor Variance applications to sever the property at 7725 Flewellyn Road to split the commercial uses on-site would meet the intent of the Rural Transect and Rural Countryside designation policies of the City of Ottawa Official Plan.

CITY OF OTTAWA ZONING BY-LAW 2008-250

The subject property is zoned Rural Countryside – Rural Exception 131r (RU[131r]) on the City's Zoning By-Law schedules and as seen on the City's geoOttawa interactive mapping (See Figure 7). Lands to the north of the subject property also fall in a Rural Countryside – Exception zone. Lands to the west and south are mainly zoned Rural Countryside with a single lot to the south at

the intersection of Flewellyn Road and Munster Road falling in a site-specific Rural Commercial – Exception zone. Lands to the east are mainly Mineral Extraction (ME). In the Rural Exceptions table of the Zoning By-Law each exception zone has columns for additional land uses permitted, prohibited land uses, and provisions. Information for the RU[131r] zone is listed below:

Exception Number	Applicable Zones	Exception Provisions - Additional Land Uses Permitted	Exception Provisions - Land Uses Prohibited	Exception Provisions - Provisions
131r	RU[131r]	None	all uses except: an office, warehouse, and storage yard, limited to a contractor's business	<ul style="list-style-type: none"> • minimum rear yard: 7 m • maximum lot coverage of all outdoor storage: 10% • outdoor storage prohibited within the req. front yard • outdoor storage must be screened from view from abutting residential uses and public streets by an opaque screen at least 2 m in height from finished grade • all new buildings must be screened from view from abutting residential uses by an opaque screen along the interior side yard, north property line, at least 3 metres in height from finished grade. Such screening will be achieved through berming, fencing or a mix of deciduous and coniferous tree plantings or any combination of the above.

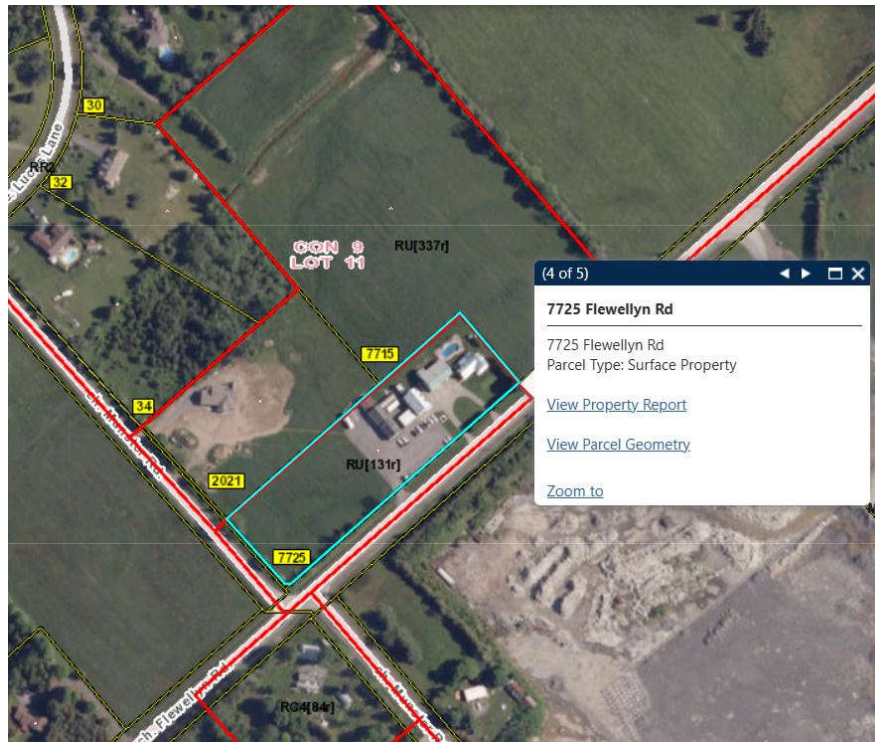


Figure 7 – Excerpt of geoOttawa Mapping Showing the RU[131r] Zone on the Lot.

Part 2 (Sections 55-75) of the Zoning By-Law outlines the General Provisions for development within the City of Ottawa with policies for Accessory Uses, Buildings and Structures found under **Section 55**. An accessory shed located close to the proposed lot line of the severance will be relocated to a complying location. The remaining accessory uses on the property are existing buildings. The underlying exception zone includes exceptions to some of the Zoning By-Law provisions. Those exceptions can be carried over as part of any future rezoning as needed. Existing accessory uses on the property comply with the policies of Section 55.

Section 57 of the Zoning By-Law speaks to Corner Site Triangles. The subject property is a corner lot located at the intersection of Flewellyn Road and Munster Road. Development is located on the east side of the property opposite the intersection. All existing buildings on the retained parcel would be well beyond any required corner sight triangles.

Part 3 (Sections 76 – 99) of the Zoning By-Law speak to Specific Use Provisions with a variety of uses listed. The existing development of the property and subsequent Consent to sever the land would not be addressed in the specific use policies of Part 3.

Part 4 (Sections 100-114) of the Zoning By-Law speaks to Parking, Queuing, and Loading Provisions. The severed lot contains a double driveway for access leading to gravel surface parking near the main accessory building which also contains multiple garage spaces. The retained parcel contains a large gravel parking area to service Amsted Design-Build's parking and loading needs. Both land uses on the severed and retained parcels currently have appropriate parking, queuing and loading spaces (Sec. 100[1]), that are of a stable surface (Sec. 100[2]), and provide unobstructed access to the public road (Sec. 100[3]). Given both lots have existing parking facilities in place, both the severed and retained lands can meet the minimum parking space rates as set forth in Section 101 without the need for detailed calculations or analyses.

Section 113 of the Zoning By-Law speaks to Loading Space Rates and Provisions. Both commercial uses on the severed and retained parcels would require the provision of loading spaces to meet the needs of the businesses. The parking areas on both properties have ample space to provide a dedicated loading space in accordance with the requirements of Table 113B. As the uses on the two properties would not be changing a detailed plan showing loading space locations should not be required. No changes in the loading space activities are proposed for either commercial use.

Part 5 (Sections 120-146) provide Residential Provisions for residential dwellings and regulations for uses like conversions, group homes, home-based businesses, and additional dwelling units. Though the property contains a residential building it is currently used for commercial purposes. Residential uses are prohibited by the current zone. The proposed lot creation is not for residential purposes. As such, Part 5 of the Zoning By-Law will not be addressed further.

Part 13 (Sections 211 – 236) of the Zoning By-Law speak to Rural Zones with policies for the Rural Countryside zone found under Sections 227 and 228. The purpose of the RU 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 severance of the subject property is to separate the existing commercial uses onto separate lots maintaining and accommodating a range of commercial uses in the rural area. Uses

can continue on the subject property without compromising the existing aggregate extraction operations occurring across the road ensuring compatibility. Both commercial uses have existing driveway accesses onto Flewellyn Road with appropriate infrastructure to support each use respecting the rural context and character. The Consent application would generally meet the purpose of the Rural Countryside zone and the permitted uses of the site-specific exception zone.

Section 227[1] of the Zoning By-Law sets forth permitted uses for the Rural Countryside zone. The property is currently in a Rural Countryside – Exception zone permitting the existing contractor’s business uses on the property. Section 227[2] sets forth zone provisions. Existing buildings and structures are proposed to remain in place except for a small shed. The following table addresses the Zone provisions for the severed and retained lots:

Zone Provision (Table 227 and RU[131r])	Requirement	Severed Lot	Retained Lot
Min Lot Width (m)	50 m	52.4 m	154 m
Min Lot Area (ha > 20)	0.8 ha	3270.4 m²	9792.8 m ²
Min Front Yard Setback (m)	10 m	>20 m	>25 m
Min Corner Yard Setback (m)	10 m	n/a	n/a
Min Rear Yard Setback (m)	7 m	10.98 m	5.6 m (existing)
Min Interior Yard Setback (m)	5 m	2.4 m	5.1 m
Max Building Height (m)	12 m	2 storey (<12 m)	2 storey (<12 m)
Max Lot Coverage principal (%)	20%	~16%	~8%
Max Lot Cover outdoor storage	10%	n/a	n/a

Exception provisions are already built into the current zoning. However, the proposed severance will create an issue of non-compliance for the severed lot with respect to the required 5.0m Interior Side Yard. In addition, the severed lot will have a lot area less than the minimum required of 8 metres. Exceptions are required through the Minor Variance application to permit an interior side yard setback of 2.4 metres, and a lot area of 3,270 m², for the severed lot.

FOUR TESTS OF A MINOR VARIANCE

As discussed earlier in this Report, the subject property and the proposed Consent and associated Minor Variance meet the general intent of the Rural Countryside policies in the City of Ottawa’s Official Plan. In addition, the proposed Minor Variance to reduce the required interior side yard setback and the lot area of the severed lot meets the general intent of the City’s Zoning provisions. The proposed variances are minor in nature and in impact as the buildings on both of the severed and retained lots are existing and therefore no new building encroachment is

being established. The reduced side yard setback and lot area of the severed lot will accommodate the existing buildings and commercial use, and will result in a fully viable lot with sufficient room for existing and future servicing as required. As the uses and buildings are existing, there is no anticipated impact on any nearby lots or land uses, and therefore the variances can be considered minor in both scale and impact.

The severance and concurrent minor variance will allow for two existing commercial uses with separate civic addresses, entrances and servicing to be separated onto independent lots, with minimal impact and no new development proposed. This is desirable and appropriate for the future use of the buildings and the function of the businesses and can contribute to the local economic base through independent business growth. Overall, the proposed minor variances which will support the concurrent severance application meet the four tests of a variance under the *Planning Act*.

SUMMARY

The property owner is proposing to divide the existing rural commercial property in order to separate the two civic addresses and business onto separate lots. A concurrent minor variance is being field to address the interior side yard and lot area of the severed lot. The proposal is consistent with the 2020 Provincial Policy Statement, and meets the intent of the City's Official Plan and Zoning By-law policies; the Minor Variance satisfies the four tests of a Variance under the Planning Act.

Should you require any additional information, please contact the undersigned.

Sincerely,



Tracy Zander, M.PI, MCIP, RPP