



P-Squared Concepts  
Consent to Sever Cover Letter  
7660 Mansfield Rd.

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

March 4th, 2025  
**Revised March 12th, 2025**

Attn: Mr. Michel Bellemare  
Secretary Treasurer

Committee of Adjustment  
Received | Reçu le  
**Revised | Modifié le : 2025-03-12**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Re: 7660 Mansfield Rd (Severance applications) - Ward 21  
Ottawa Trim and Door Inc. (C/O Tony Faranda)  
Part Lot 11, Concession 6, Geographic township of Goulbourn, City of Ottawa

On behalf of our clients, we are submitting the enclosed Consent to Sever applications for the property located at 7660 Mansfield Rd. The application proposes to sever two lots from the existing parcel, each measuring approximately 0.8 hectares, while the retained lot will remain at approximately 18.9 hectares. In total, the severances will result in three lots within the original parcel—two severed and one retained.

The subject property is zoned RU- Rural Countryside as per the City of Ottawa Zoning By-Law (2008-250, as amended). The subject property is located in the Rural transect, designated as Rural Countryside as per the City of Ottawa Official Plan (2022) and Official Plan Amendment #34, item 60, as shown on Schedule 'O'.

The purpose of these consent applications is to create two new lots, each with 60 meters of frontage, while the retained lot will maintain approximately 183 meters of frontage along Mansfield Rd. The structure of the severance application is to sever **Part 1** from **Parts 2 & 3**, and sever **Part 2** from **Parts 1 & 3**. The resulting parcels will be: **Part 1** with an area of 0.8 ha (2 acres) and a frontage of 60 m (196.8 ft), **Part 2** with an area of 0.8 ha (2 acres) and a frontage of 60 m (196.8 ft), and **Part 3** with an area of 18.9 ha (46.7 acres) and a frontage of 183 m (600 ft) (Fig.1.). The anticipated addressing structure is:

- **Part 1** - 7678 Mansfield Rd
- **Part 2** - 7672 Mansfield Rd
- **Part 3** - 7660 Mansfield Rd



Fig.1. Severance sketch showing **Parts 1 & 2** to be severed and **Part 3** to be retained.

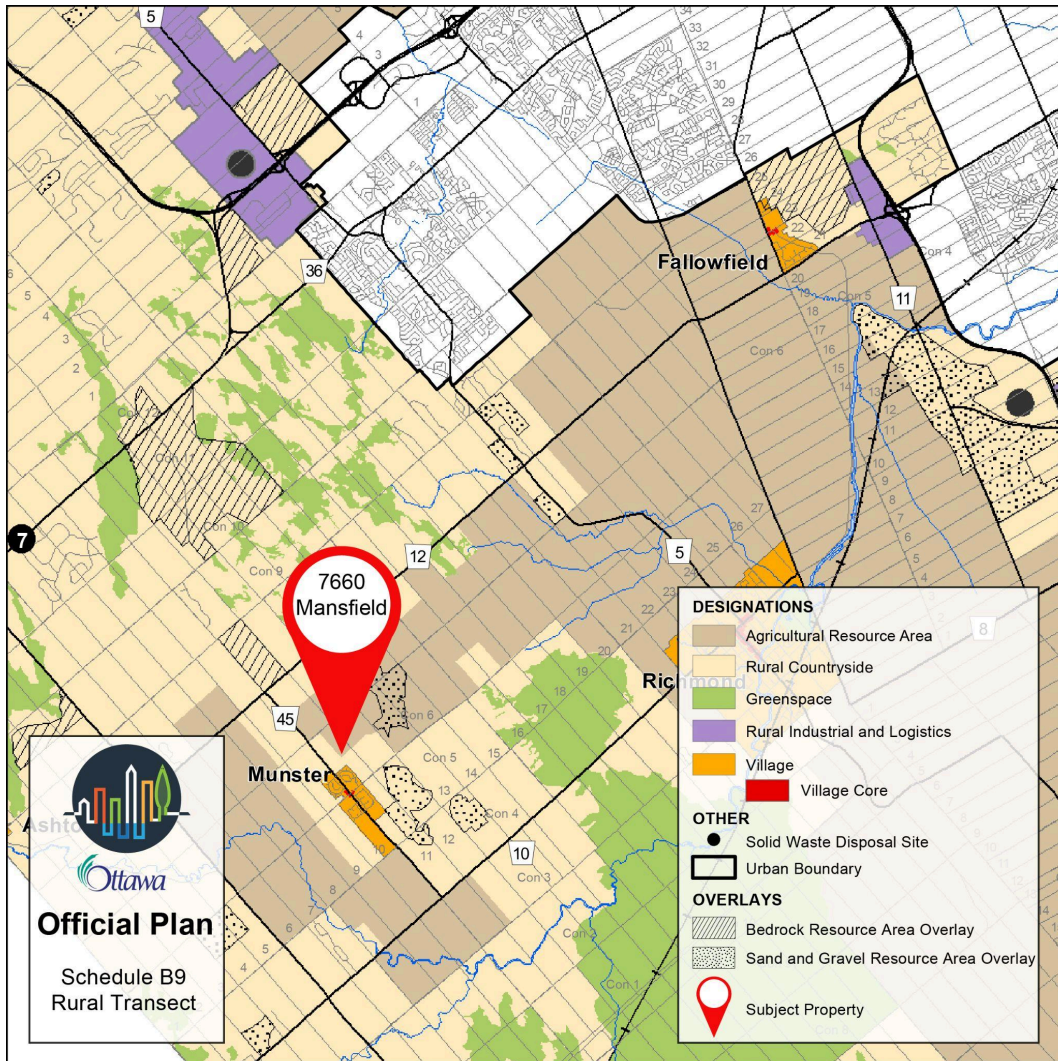
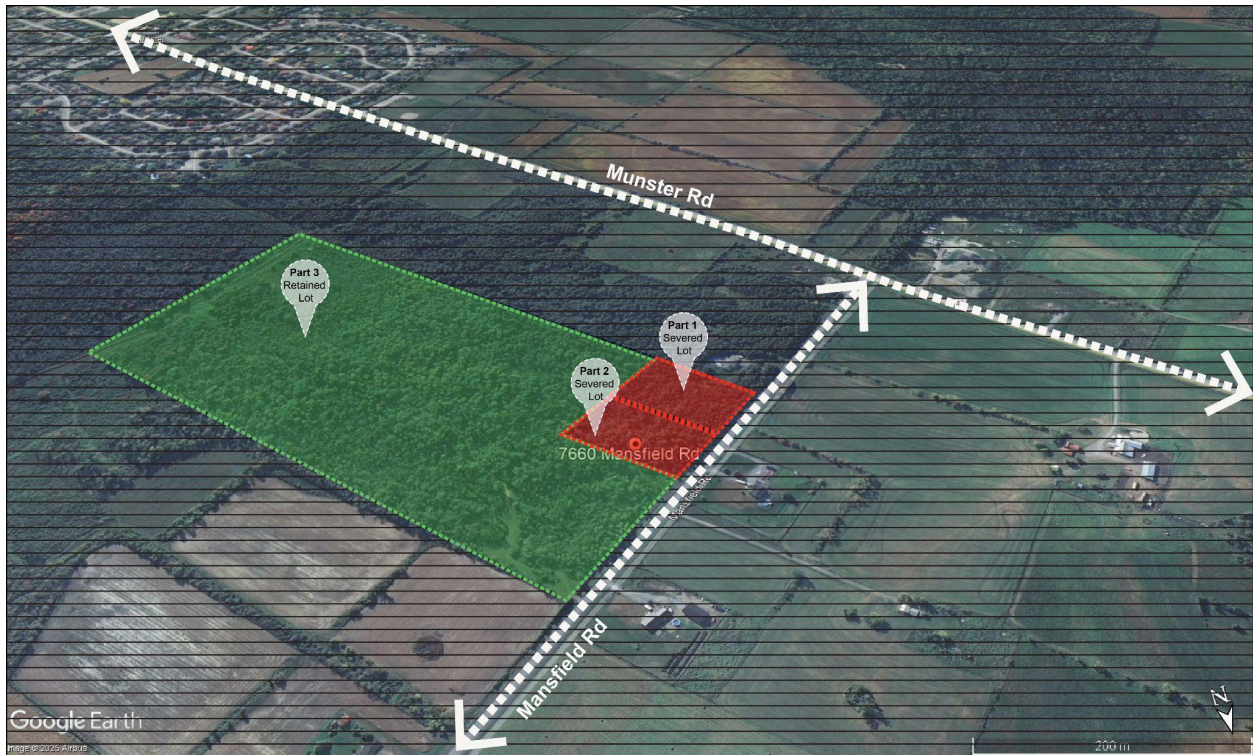


Fig.2. Schedule B9 - Rural Transect, City of Ottawa Official Plan.



*Fig.3. Aerial imagery showing the surrounding context of the subject site, Google Earth.*

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).

Section 51 (24) of the Planning Act states that a number of factors are to be considered when any subdivision of land is proposed. The following excerpts are those factors and *responses*;

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
  - (a) the protection of ecological systems, including natural areas, features and functions;
  - (b) the protection of agricultural resources of the Province;
  - (c) the conservation and management of natural resources and the mineral resource base;
  - (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
  - (e) the supply, efficient use and conservation of energy and water;
  - (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;

*Response: The subject site does not contain any architectural, cultural, historical, archaeological, or scientific features of significance. Although this property is located in the Rural Transect and was originally designated Agricultural Resource Area, soil studies have indicated poor soil and resulted in the removal of the property from the Agricultural Resource Area designation. Therefore, the subject property does not impact agricultural land. The property is designated Rural Countryside under the City of Ottawa Official Plan. As per Policy 9.2.3, a maximum of two new lots may be created from any existing lot as of May 14th, 2003 within this designation. Furthermore, the retained lands must be at least 10 hectares, while each severed lot must have a minimum lot size of 0.8 hectares, and the proposal meets these criteria. The subject property contains a watercourse and unevaluated wetlands which will be wholly located on the retained lands with no impact from the proposed severances. The new lots will employ private well and septic to provide adequate servicing to any new residential development. The lots front on a public road and will be eligible for municipal waste pick up and are located in close proximity to three other similarly sized residential properties. The proposed severances meet these criteria, ensuring that the subject property is an appropriate location for the proposed severances and the resulting lot pattern maintains the rural context and aligns with the City's planning policies.*

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

*Response: The proposed severances are not premature and are in the public interest, as they align with the City of Ottawa's Official Plan and Zoning By-law. The property is designated Rural Countryside, where severances are permitted, and the proposal complies with Natural Heritage conservation policies, unevaluated wetland setback requirements, and rural severance policies. Given that the severances meet all applicable zoning and policy criteria, it represents an appropriate and planned form of development in this area.*

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

*Response: The proposed severances conform to the Official Plan and align with relevant policies, as outlined in responses to factors (a) and (b). It meets the requirements for Natural Heritage Feature protection, Wellhead Protection Areas, unevaluated wetlands, floodplain and watercourse, and severance policies within the Rural Countryside designation. Additionally, the proposed severances are consistent with the lot fabric of adjacent properties. Along Mansfield Rd and Munster Rd, several properties have been severed into one or two additional lots, resulting in parcels of comparable size and configuration. This demonstrates a pattern of appropriate rural land division, reinforcing that the proposal aligns with the existing development context and does not introduce fragmentation inconsistent with the area's character.*

(d) the suitability of the land for the purposes for which it is to be subdivided;  
*Response: The land is suitable for the proposed residential lot severances. The severed and retained lots are a suitable size and location for rural residential development.*

(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 an open municipal roadway being Mansfield Rd.*

(f) the dimensions and shapes of the proposed lots;  
*Response: The dimensions and shapes of the proposed lots are appropriate and functional, ensuring efficient use of the land while maintaining the rural character of the area. The severances conform to Policy 9.2.3 of the City of Ottawa Official Plan, which establishes minimum lot size requirements for land division in the Rural Countryside designation. Additionally, the proposed lot configuration is consistent with the surrounding properties, aligning with the existing pattern of development along Mansfield Rd and Munster Rd.*

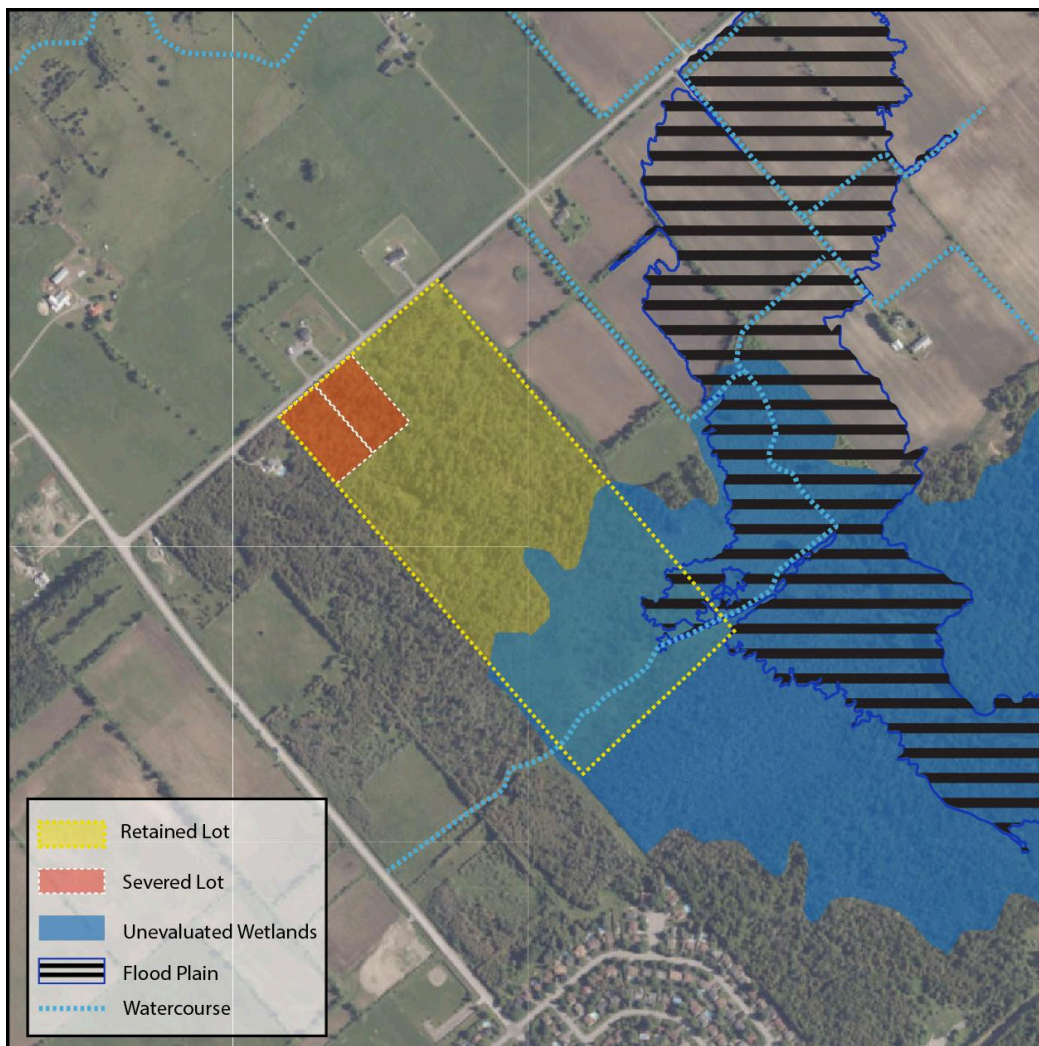
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;  
*Response: The property is subject to several land use restrictions, ensuring environmental protection and infrastructure requirements:*

- *Unevaluated Wetlands, Flood Plain & Watercourse (Southern Portion of Retained Land): While development in Provincially Significant Wetlands is prohibited, the City follows a no net loss approach for unevaluated wetlands and forest cover (Policy 4.8.1(5)). Additionally, development is restricted in the 1-in-100-year floodplain and erosion hazard areas to maintain flood control and environmental stability (Fig.4.). The proposed severed lots are situated in the northern section, more than 450 meters away from the floodplain boundary. As a result, the severances do not increase flood risk and remain consistent with natural resource conservation objectives.*
- *Natural Heritage Feature Overlay: The property falls within the Natural Heritage System (Fig.5.), subject to higher conservation standards under Policy 4.8.1(1) & (2). Any development or site alteration must not negatively impact these features, aligning with Policy 5.6.4.1(4) & (5), which requires compliance with environmental impact assessments. As per the Environmental Impact Statement included in this submission, the proposed severances do not negatively impact the natural heritage system and remains consistent with conservation objectives*
- *Wellhead Protection Areas: The property is within a Wellhead Protection Area (Fig.6.), with vulnerability score of 2 & 6, where certain activities may be screened under the Clean Water Act (Policy 4.9.5(3)). Per Policy 4.9.5(7), the City may implement additional protection measures only in areas where the*

*vulnerability score is eight or greater. Since the subject property's vulnerability score is 2 & 6, the proposed severances are not subject to additional restrictions under this policy.*

- *Rights-of-Way (ROW) Protection: As per Table 1 of Schedule C-16 of the Ottawa Official Plan, collector roads in rural areas require a 26-meter ROW (13 meters from the centerline to the front lot line). Mansfield Rd, classified as a collector road under Schedule C-9, currently has an approximate 10-meter setback (Fig.7.). No further widenings to Mansfield Rd are proposed at this time. Additionally, the front lot line of the subject property aligns with road widening already taken from the abutting property at 7686 Mansfield in 1990.*

*The proposed severances comply with these restrictions, ensuring environmental integrity, infrastructure protection, and alignment with policies.*



*Fig.4. Location of Retained and Severed lots and their Proximity to Unevaluated wetlands, Flood Plain, and Watercourse by P2 Concepts using geoOttawa.*

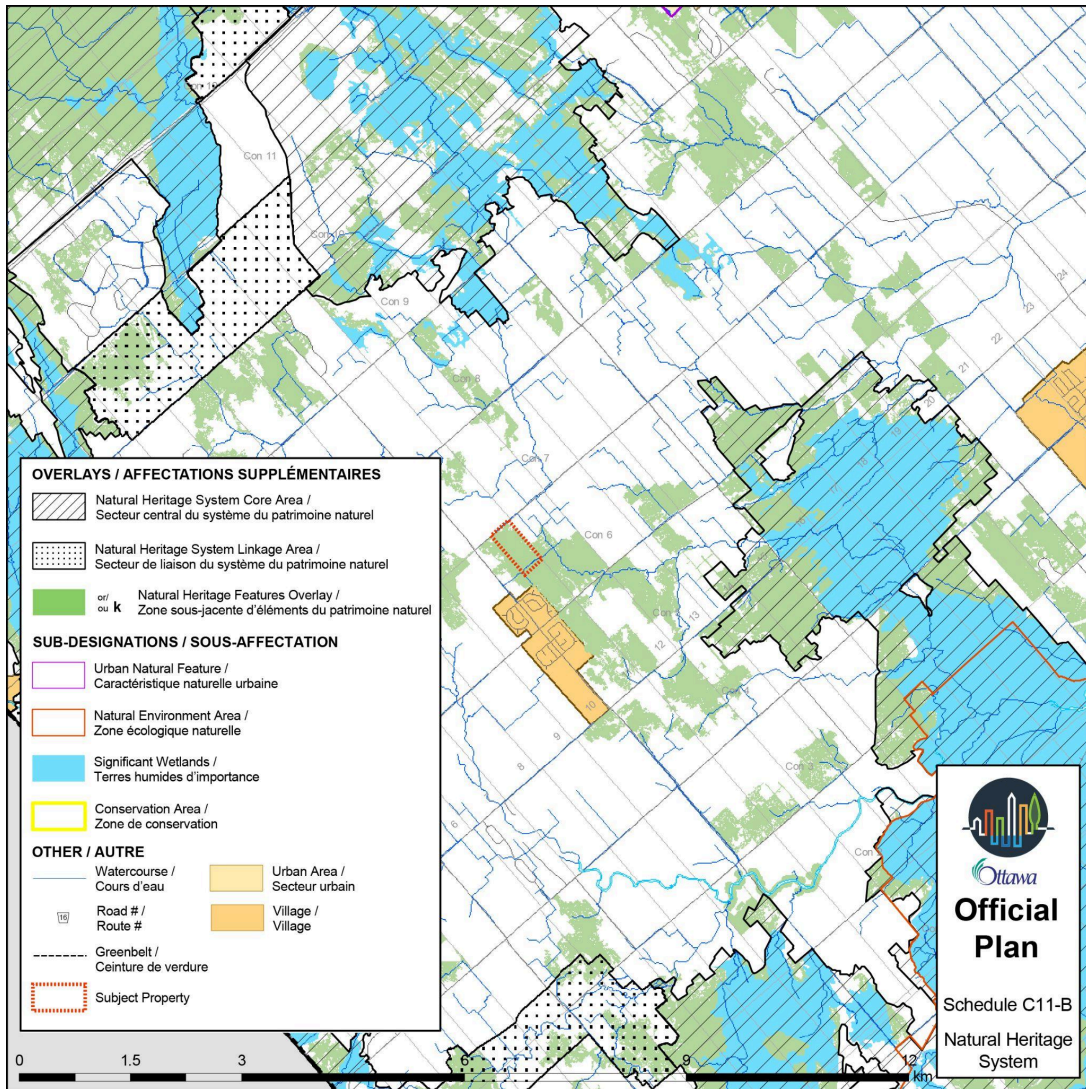


Fig.5. Schedule C11-B - Natural Heritage System, City of Ottawa Official Plan.



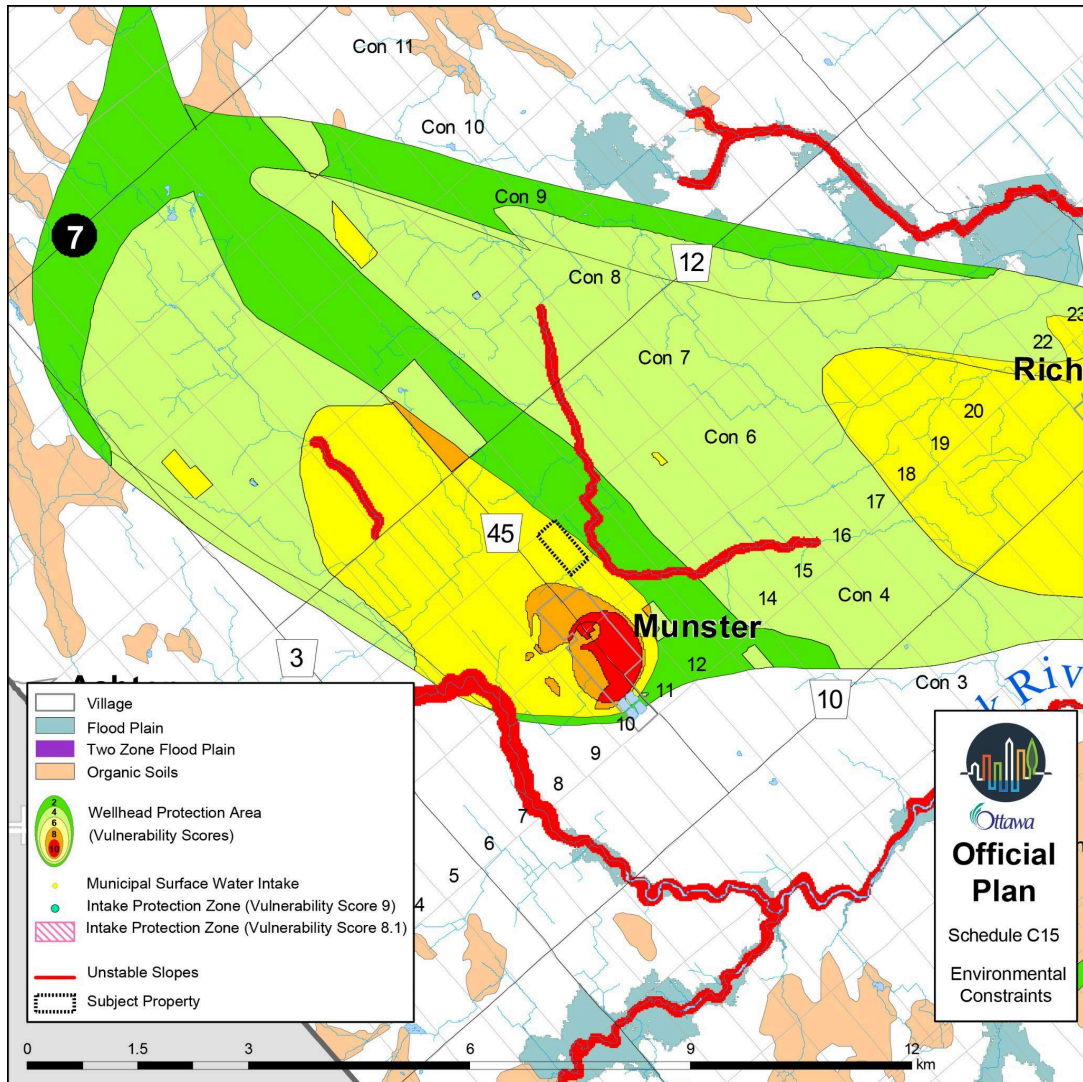


Fig.6. Schedule C15 - Environmental Constraints, City of Ottawa Official Plan.

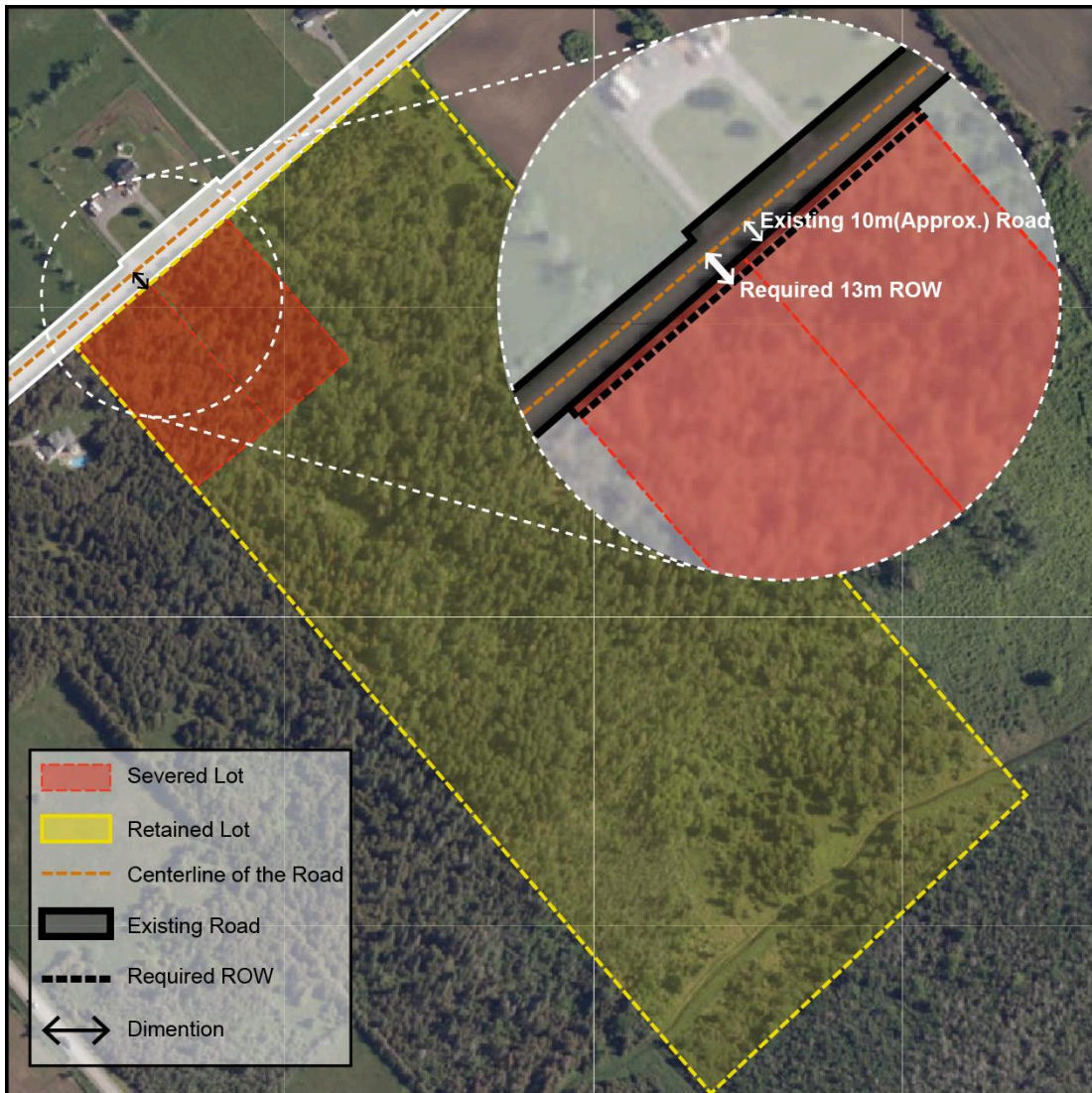


Fig.7. Current Road Width of the Subject Lot from the Centerline of the Road and Required ROW Width.

(h) conservation of natural resources and flood control;

*Response: The proposed severances preserve natural resources and flood control as the proposed lot lines do not cross any areas of ecological significance and any future residential development will have minimal impacts on the existing site conditions. While part of the retained parcel falls within the floodplain, the severed lots are over 450 meters away, ensuring no impact on flood risk, and the retained lot remains large enough to support environmental functions.*

(i) the adequacy of utilities and municipal services;

*Response: The subject property is located in a rural area without municipal water or sanitary services. All three lots will be serviced by private wells for water supply and private septic systems for wastewater management, which is typical and appropriate for rural development. The lot sizes provide adequate space for private servicing.*

j) the adequacy of school sites;

*Response: School sites are present in abutting neighbourhoods such as Richmond, Stittsville, and Carleton Place. These schools are between 8 - 16 km from the subject property but represent a variety of school boards.*

(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: The proposed severances do not include any land to be conveyed or dedicated for public purposes, aside from potential Rights-of-Way (ROW) dedication. According to Table 1 of Schedule C-16 of the Ottawa Official Plan, collector roads in rural areas require a 26-meter ROW (13 meters from the centerline to the front lot line). Mansfield Rd, classified as a collector road under Schedule C-9, currently has an approximate 10-meter setback from the centerline to the property's front lot line. No further widenings to Mansfield Rd are proposed at this time. Additionally, the front lot line of the subject property aligns with road widening already taken from the abutting property at 7686 Mansfield in 1990.*

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

*Response: The proposed severance application does not contain any plans for construction at this time.*

(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.*

Based on the above criteria, the proposed consent applications are the most appropriate mechanism to separate these lands from the retained lot. There is no need for a road or servicing extension to serve these properties. Therefore, a Plan of Subdivision is not required to efficiently sever these lands from the remainder of the property.

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

- Completed application form severing Part 1 from Parts 2 and 3;
- Completed application form severing Part 2 from Parts 1 and 3;
- Rural severance form;
- Minimum Distance Separation Calculation report;
- Environmental Impact Statement;
- Property owner's authorization for submission of the applications;
- Parcel Abstract Page showing ownership;



- Application fees;
- Severance sketch;
- Official Plan Amendment #34.

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

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 695 0192 or via email at [planning@p2concepts.ca](mailto:planning@p2concepts.ca).

**P-Squared Concepts Inc.**

A handwritten signature in black ink that reads 'Jasmine Paoloni'.

Jasmine Paoloni, Planner  
B.A.S, LEED® Green Associate™