

**Date:** March 28, 2025

**File:** 103023 - Part of North Half of Lot 19, Concession 3 (Stagecoach)

**To:** Michel Bellemare, Secretary Treasurer  
Committee of Adjustment  
City of Ottawa, 101 CentrepoinTE

## RE: PROPOSED CONSENT APPLICATIONS FOR STAGECOACH

Q9 Planning + Design have been retained by Soloway Wright LLP on behalf of the estate of Charles O'Rourke to prepare a Planning Rationale regarding the requested consent applications required to sever two lots from the existing parcel. It is noted that the current parcel, described by two separate PINs, was previously two lots which merged. The following represents the Planning Rationale cover letter required as part of the submission requirements for an application to the Committee of Adjustment. The subject lot has no municipal address and in some reports has been labeled 2455 Stagecoach. New addresses will be required.

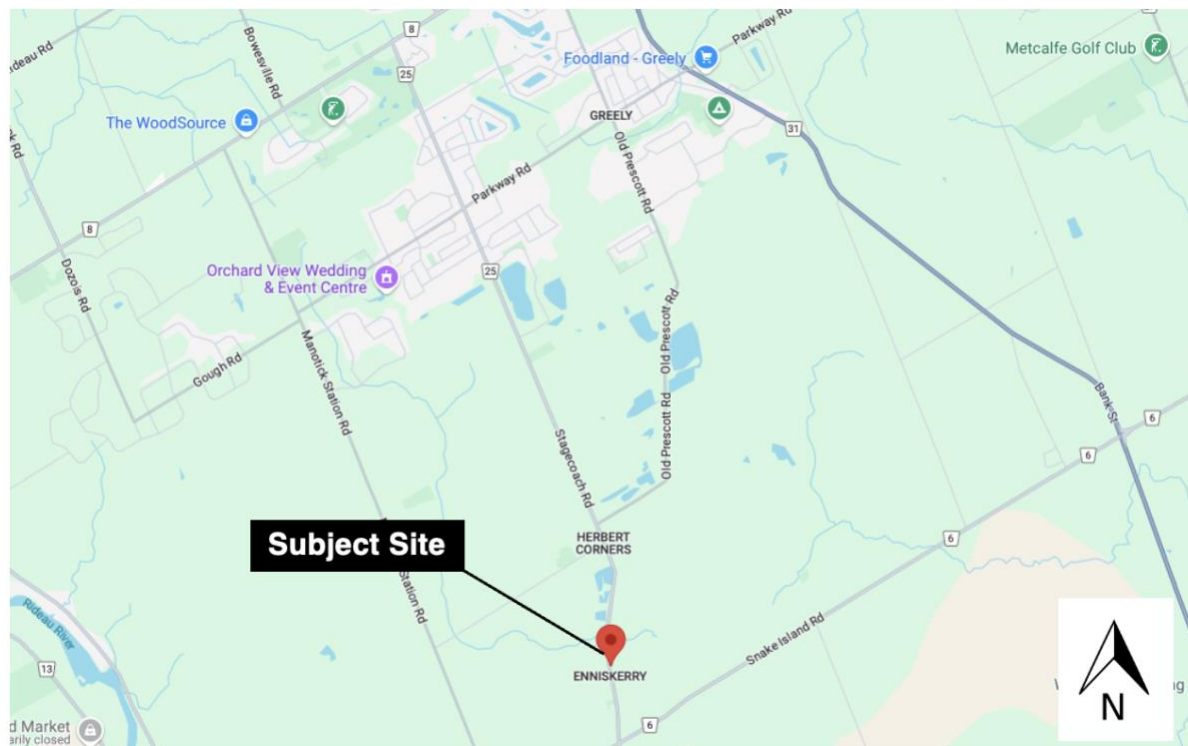


Figure 1: Location Plan (Source: Google Maps)

## OVERVIEW

The subject site is a large irregular shaped lot, located in the rural neighbourhood of Enniskerry, within Osgoode Ward, in the South end of the City of Ottawa. This area is characterized by its predominantly rural setting, featuring a mix of open fields, woodlands, watercourses, and scattered low-density residential development. The site fronts Stagecoach Road, which serves as a key arterial route in the community, providing connections to nearby villages and the broader Ottawa area. The site's proximity to natural features and its location within a quieter, rural environment make it suitable for low-impact residential development. The subject site is currently a vacant lot.

The proposed development will require a severance of the subject lot into three lots. Each lot is intended to have a single detached dwelling. In order to permit this development, consent applications will be required to establish the two additional lots for future residential development.

### Proposed Consent Applications

The breakdown of the proposed Consent to sever applications are provided below:

Part Number	Use	Lot Width	Lot Depth	Lot Area
<b>Part 1, 4 Severed</b>	Residential	68.18 m	141.33 m	8438 m2
<b>Part 2, 3 Severed</b>	Residential	67.09 m	141.33 m	8820 m2
<b>Retained</b>	Residential	1015.14 m	Irregular	28.2 ha

### Documents Required and Submitted

The following lists all required and submitted documents in support of the identified Committee of Adjustment applications:

- [ Draft Reference Plan
- [ Parcel Identification Numbers
- [ Environmental Impact Statement
- [ Mineral Resource Impact Statement Review
- [ Planning Rationale (this document)
- [ Certificate for Retained Lands

[ Fee

[ Application Forms

## SITE & CONTEXT

### Site

The site covers 29.97 hectares primarily covered by woodland and an open field area, located adjacent to Stagecoach Road in the Enniskerry neighbourhood. Currently the site consists of a large, vacant rural lot . The proposed development would sever the vacant lot to create two new lots for a total of three lots. The two new lots would fill in the gap between the existing residential development at 2455 Stagecoach and 2487 Stagecoach. The retained lot's remaining buildable area will be situated north of 2455 Stagecoach and notably outside of the MRIA limits identified.

The area immediately around the site is characterized by a rural landscape with scattered single-detached dwellings, cultivated fields and patches of forest. Commercial development is concentrated north of the site in the village of Greely. The proposed development would add some residential development to the area and represents a suitable and appropriate level of infill.

The following list provides the existing lot dimensions for 2455 Stagecoach Road:

- [ Lot frontage: 1,235.82 metres
- [ Lot depth: Irregular
- [ Lot area: 29.97 hectares

Legal Description: Part of North Half of Lot 19, Concession 3, PIN 04315-1198, 04315-0512

PT LT 16 CON 3 OSGOODER AS IN NS279577 PCL 1 LYING EAST OF OLD PRESCOTT RD(AKA STAGECOACH RD); PT LT 17 CON 3 OSGOODER AS IN NS279577 PCL 2 ( SECONDLY); PT E1/2 LT 18 CON 3 OSGOODER AS IN NS279577 PCL 3 LYING EAST OF PT 2, 5R680; OSGOODER

It is important to note, that in reference to Question 12 on the Application form, there currently aren't any agricultural operations, abattoirs, livestock operations, stockyards or kennels within 1,000 m of the subject lands, therefore a Minimum Distance Separation (MDS) report is not required. The question 'yes' was noted, as the subject lands are within 1,000 m of an aggregate operation.





## Context

The Subject Site is located in the rural neighborhood of Enniskerry in Ward 20 - Osgoode, surrounded by agricultural land, scattered residential development, and environmentally protected areas. Approximately 8 kilometers to the north lies the village of Greely, offering commercial amenities alongside clusters of low-density residential developments. Reflecting the rural character of the area, the village has limited sidewalks, no dedicated cycling lanes, and no public transit options, emphasizing the reliance on personal vehicles.

Two elementary schools are located near the site—one to the north and another to the east—with the closest being Castor Valley Elementary School, approximately 5 kilometers away. Additionally, two mineral extraction sites to the east contribute to local employment, introducing industrial activity into the predominantly rural landscape. Overall, the area seamlessly blends rural, residential, educational, and industrial uses.

The following pages provide an overview of the context and images of the subject property and the street:

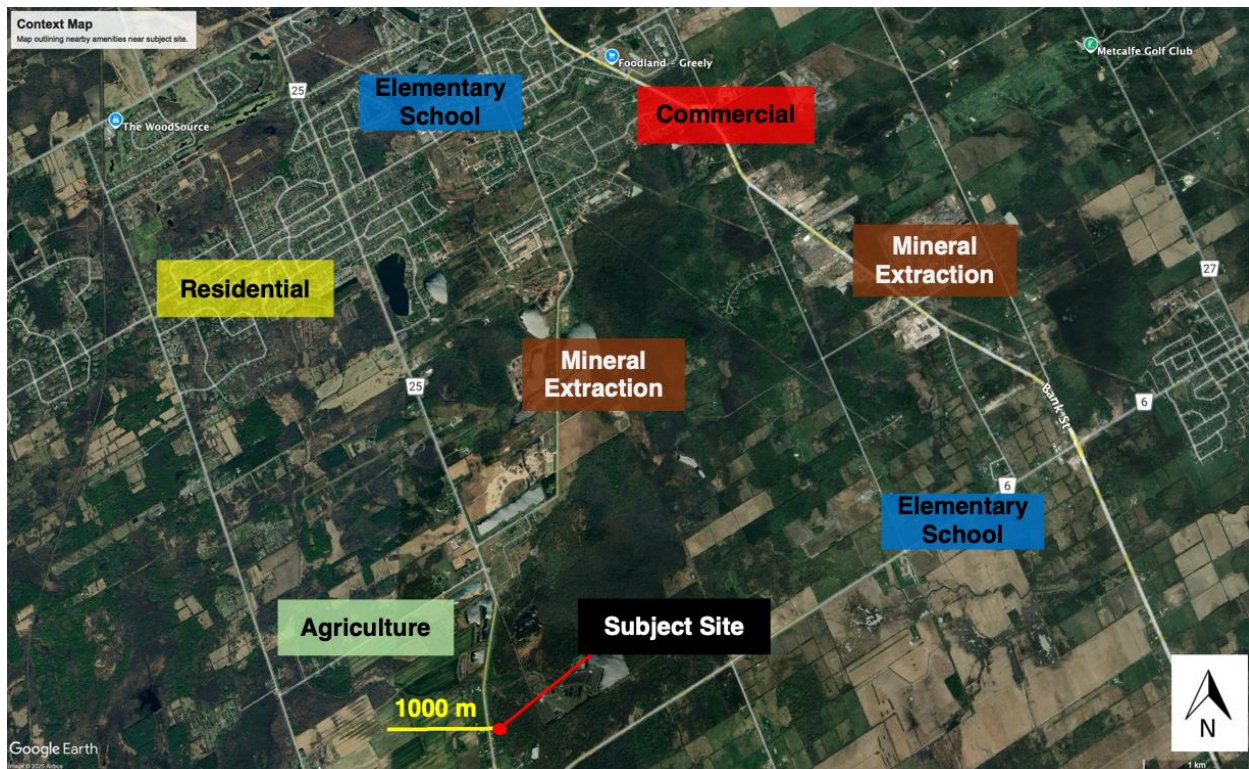


Figure 3: Context Map (Source: Google Earth)

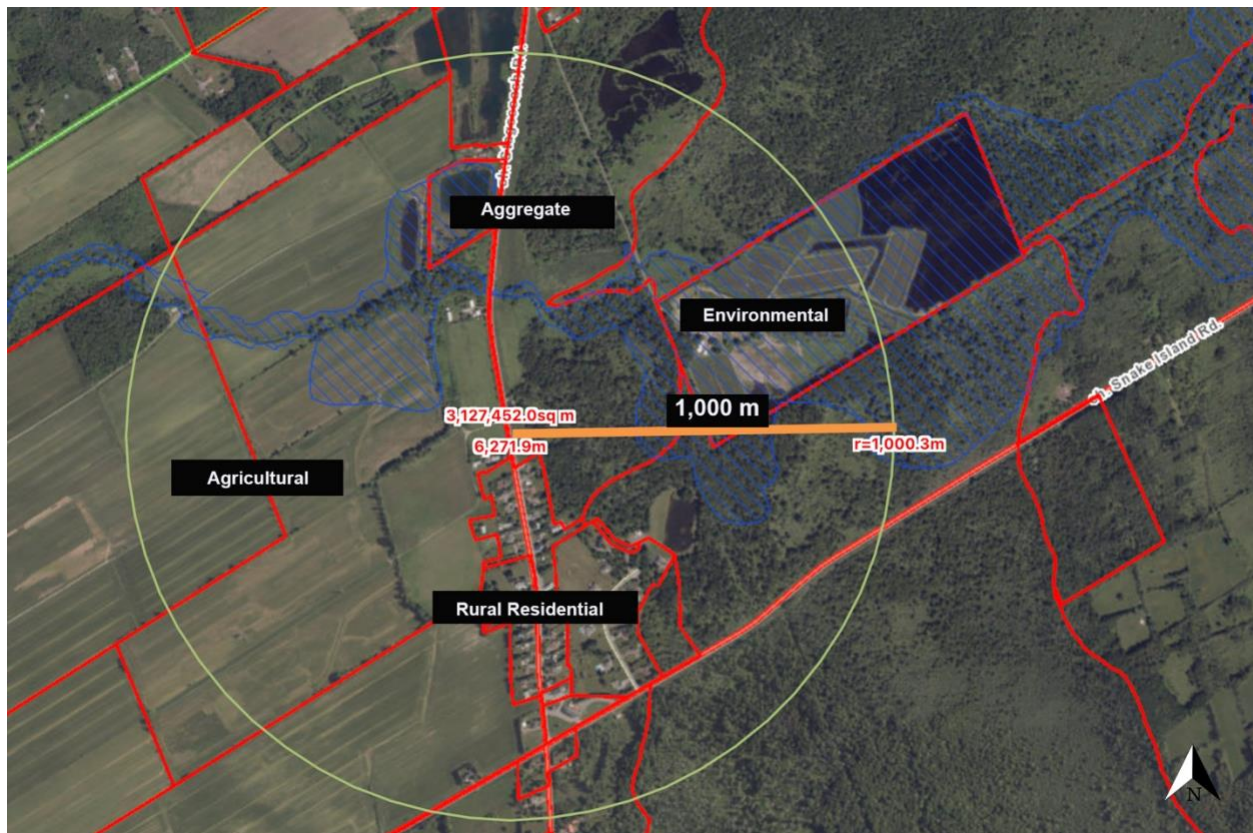
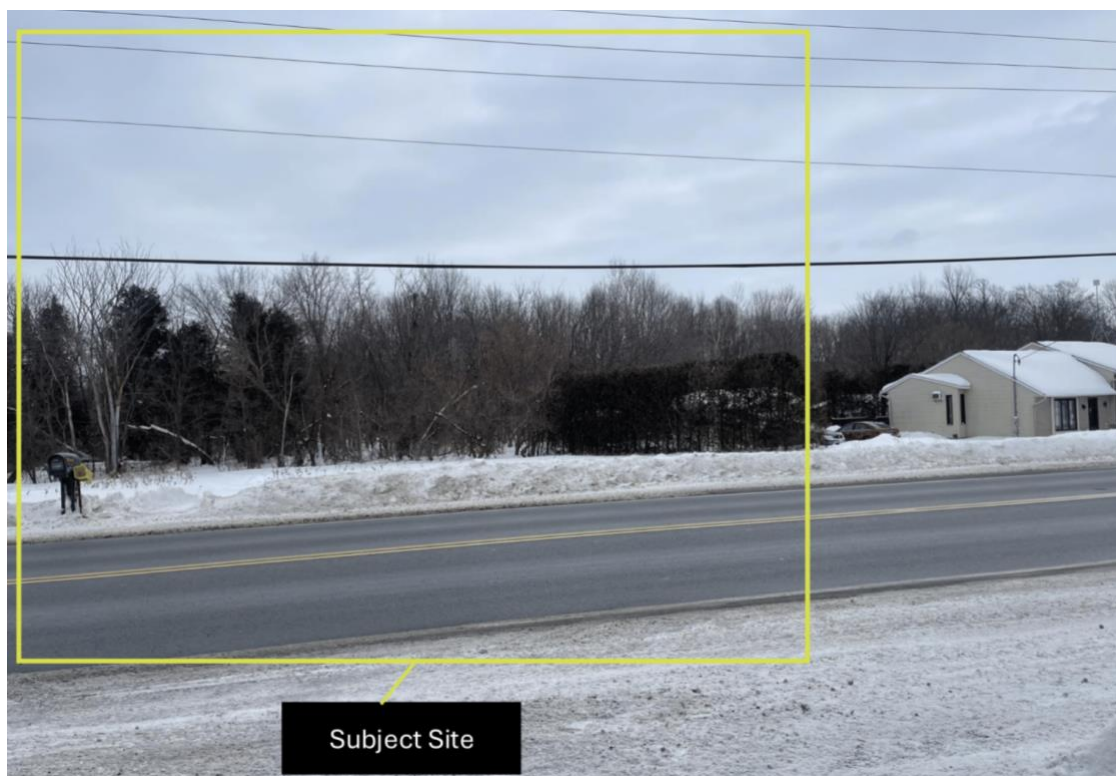


Figure 4: Context Map, 1,000 m radius (Source: GeoOttawa)

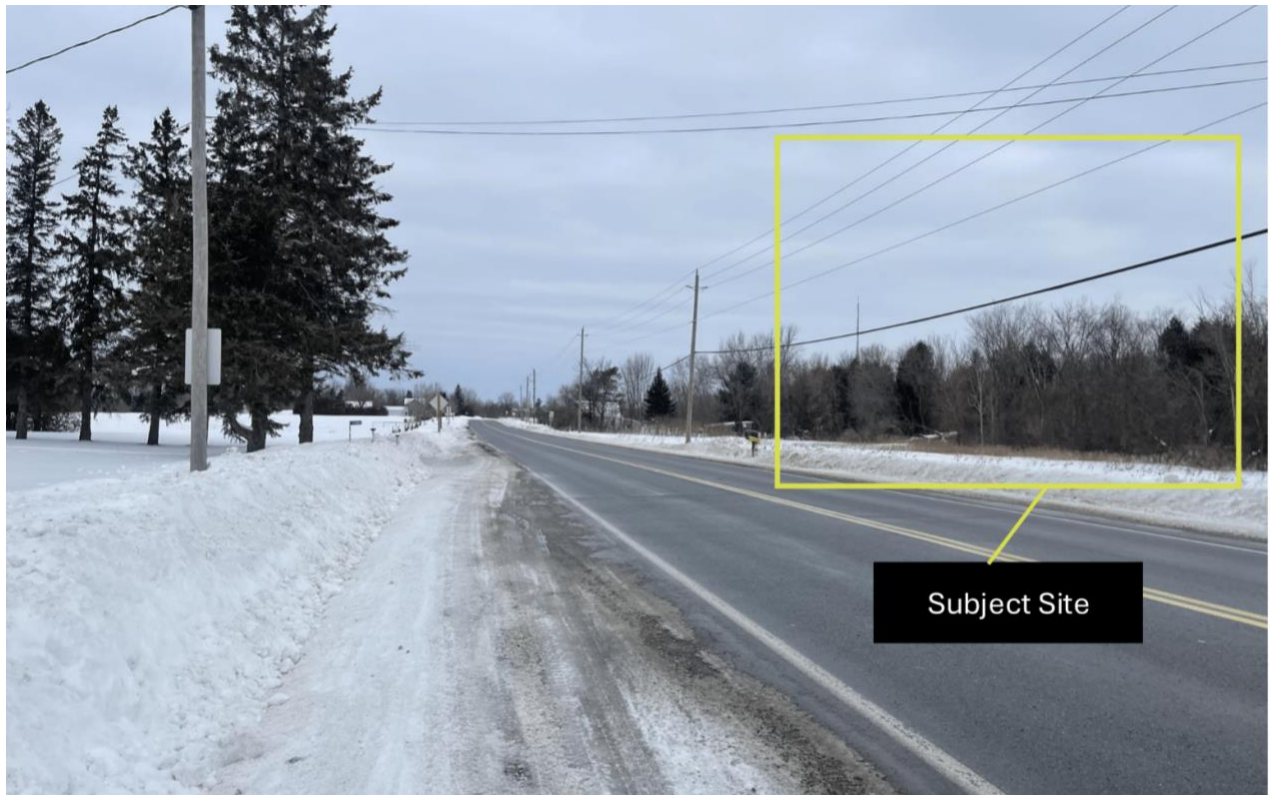




*Figure 5, Subject site looking at frontage from the opposite side of Stagecoach Rd*



*Figure 6, Subject site adjacent single detached dwelling*



*Figure 7, View along Stagecoach Rd looking north*



*Figure 8, View of surrounding development along Stagecoach Rd.*





Figure 9, View of surrounding development along Stagecoach Rd.



Figure 10, View of nearby Elementary School.

## PROPOSED DEVELOPMENT

The proposed development plans to subdivide a 29.97-hectare vacant, irregularly shaped property located in the rural Enniskerry neighbourhood of Ottawa into three parcels.

The property fronts onto Stagecoach Road, and proposes the creation of two lots between 2455 Stagecoach and 2487 Stagecoach. These lots are identified as Part 1 and Part 2 on the Draft Reference Plan submitted with the applications with lot areas of 8145 m2 and 8534 m2 respectively. Parts 3 and 4 refer to future road widening takings.

No construction or alterations to the site are planned at this stage, as this application is solely focused on the subdivision of the land. The long-term vision is to construct a single-detached residence on each of the resulting parcels, each with private wells and septic systems. Future development will require building permit applications, including site plans and compliance with all applicable zoning bylaws and regulations.

The following image contains an extract of Draft Reference Plan:

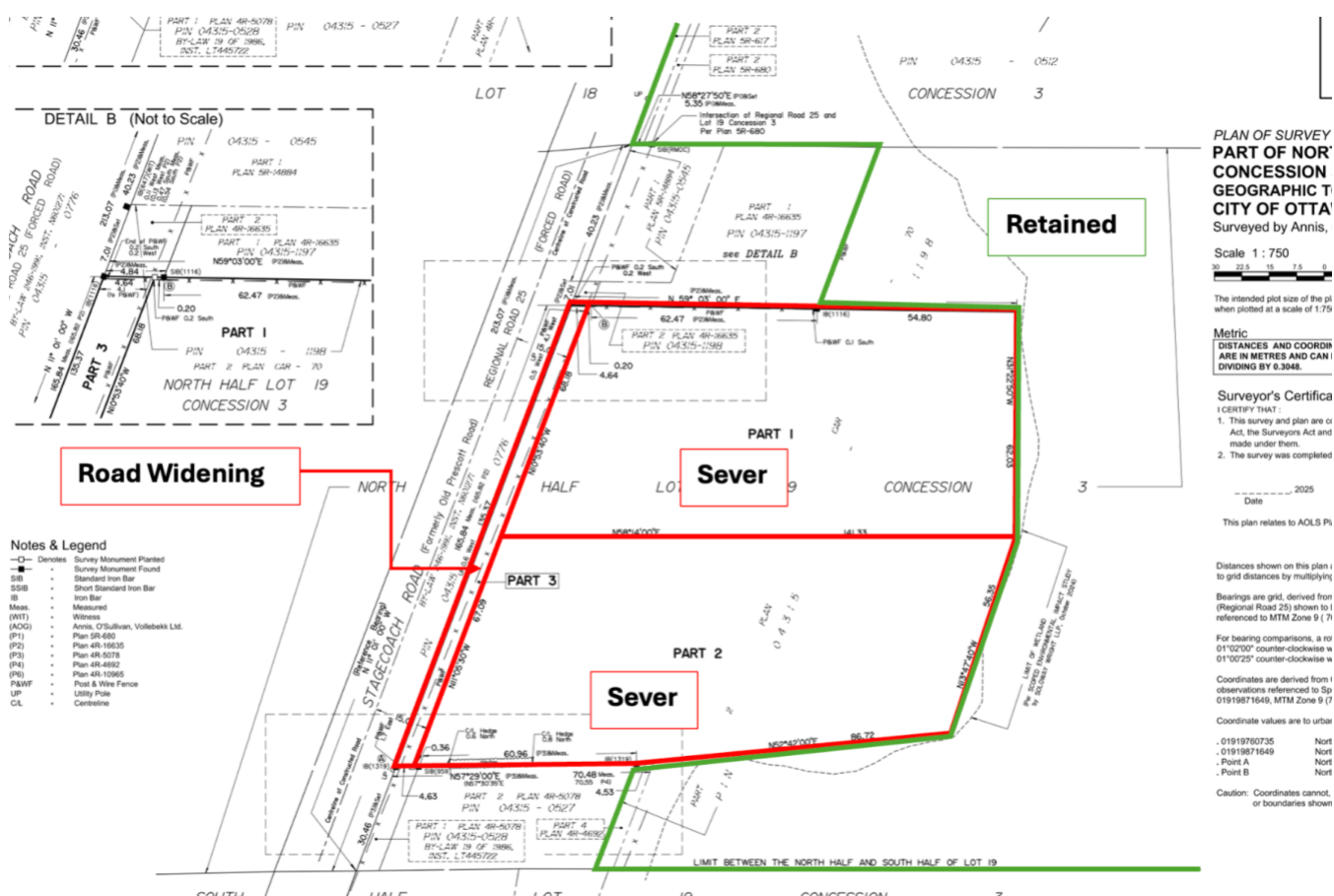


Figure 11: Draft R Plan (Source: Annis, O'Sullivan, Vollebekk LTD.)

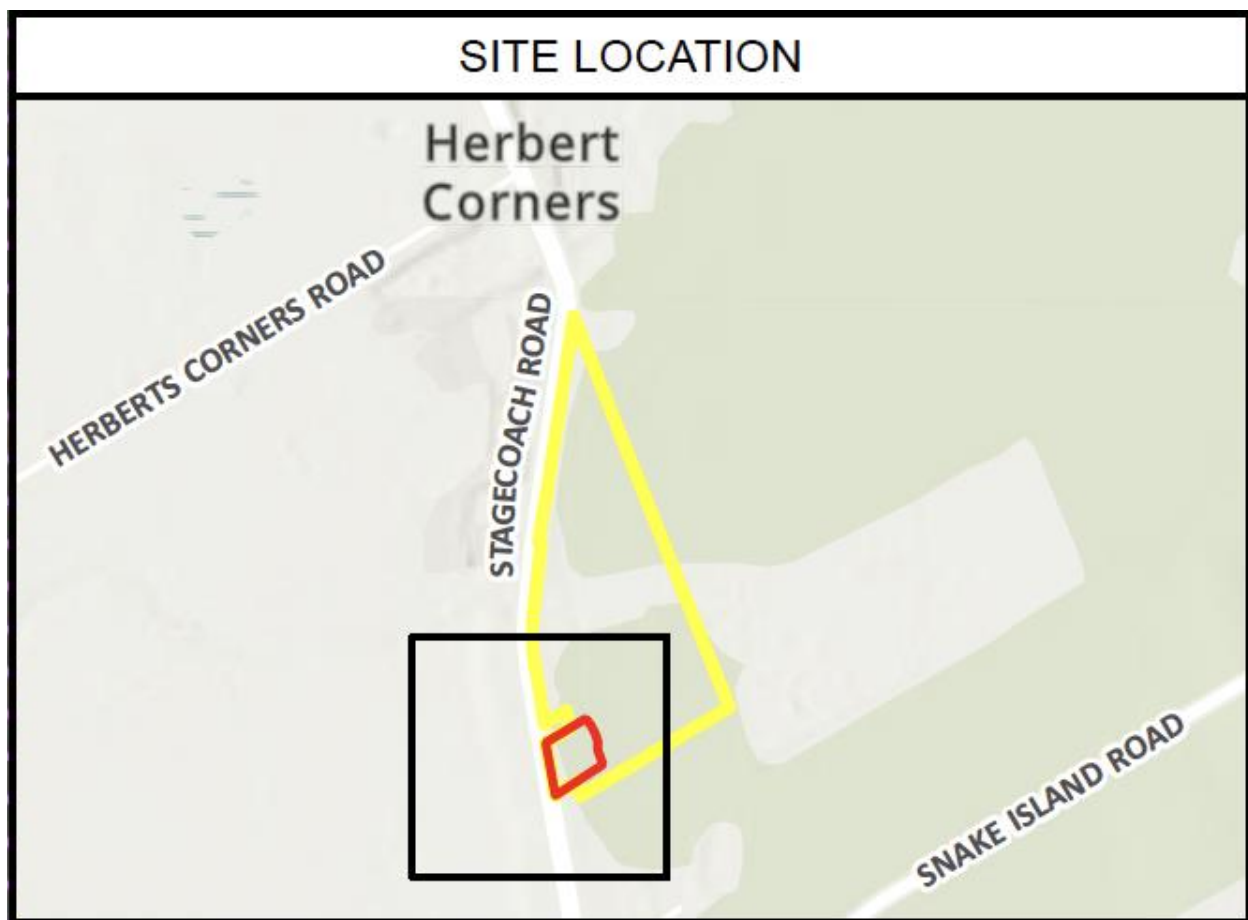


Figure 12: Proposed severances within overall site (Source: Environmental Impact Statement, Cambium).



## POLICY REVIEW

In order to obtain approval for the proposed consent to sever the lot, a review of the relevant and applicable policies and provisions is required. These are reviewed and examined in further detail below. Relevant policies will be indicated in *italics*.

## PROVINCIAL POLICY STATEMENT, 2024

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024, and merges the previous “A Place to Grow: Growth Plan for the Greater Golden Horseshoe” and the “PPS (2020)”. It provides broad policy direction on land use planning and development, emphasizing intensification to reach a target of 1.5 million homes in the province of Ontario by 2031. These policies must be integrated with other provincial and municipal plans, including local Official Plans and Secondary Plans, and all planning decisions must be consistent with the policies of the PPS.

*Section 2.0* provides policies to ensure that planning authorities prepare for long-term growth by using provincial forecasts, maintaining adequate land for residential and other uses, and incorporating any additional growth from zoning orders into future plans. It emphasizes the creation of complete, accessible, and equitable communities through a diverse mix of land uses.

### Section 2.1 - Planning for People and Homes

2.1.6 Planning authorities should support the achievement of complete communities by

- a. accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- b. improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- c. improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

[ **Comment:** The subject land is designated as Rural Countryside and Greenspace under the Official Plan, situated outside established rural communities or villages. The proposed severance aligns with *Policy 2.3.2.1* by integrating seamlessly into the existing rural character of the area, which includes a mix of agricultural, rural, and rural residential uses. The proposed development is located between two existing residential developments, avoiding land use conflicts and minimizing impacts on the surrounding agricultural system. The eventual intention is for a single-family residence to be developed on each parcel, supported by private wells and septic systems. Additionally, the severance does not involve specialty crop areas or prime agricultural lands and will not require expanded infrastructure or public service facilities, ensuring compatibility with the rural landscape.

### Section 2.5 Rural Areas in Municipalities

States that rural areas in municipalities should be healthy, integrated and viable rural areas should be supported by:

- a. building upon rural character, and leveraging rural amenities and assets;
- b. promoting regeneration, including the redevelopment of brownfield sites;
- c. accommodating an appropriate range and mix of housing in rural settlement areas;
- d. using rural infrastructure and public service facilities efficiently;
- e. promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- f. providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- g. conserving biodiversity and considering the ecological benefits provided by nature; and
- h. providing opportunities for economic activities in prime agricultural areas, in accordance with policy

*Section 2.5.2 states that in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels. Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.*

[ **Comment:** This section speaks to the importance of leveraging rural assets and amenities and protecting the environment as a foundation for a sustainable economy. The proposed severance aligns with these policies by integrating into the rural character of the area and efficiently utilizing existing rural amenities, and maintaining compatibility with the surrounding landscape. The future development of single-family residences complements the area's low-density residential pattern and makes use of private wells and septic systems, avoiding the need for expanded infrastructure. Additionally, the development conserves natural heritage through sufficient setbacks from wetlands and mitigation measures to protect natural features. By considering the appropriate scale of growth, minimizing ecological disruption, and preventing land use conflicts, the proposal respects the goals of Section 4.3.2 and contributes to the sustainable vitality of rural lands.

### 4.2 Water

1. Planning authorities shall protect, improve or restore the quality and quantity of water by:
  - a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;

- b) minimizing potential negative impacts, including cross-jurisdictional and cross watershed impacts;
- c) identifying water resource systems;
- d) maintaining linkages and functions of water resource systems;
- e) implementing necessary restrictions on development and site alteration to:

- 1. protect all municipal drinking water supplies and designated vulnerable areas; and
- 2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;

- f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and
- g) ensuring consideration of environmental lake capacity, where applicable.

2. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

**[ Comment:** This section of the PPS focuses on the Wise Use and Management of Resources. The subject site is located in a rural area surrounded by floodplains and natural features. Each lot is intended to have future development that will ensure appropriate setbacks and buffers from natural features. An Environmental Impact Study (EIS) conducted by Cambium assessed the natural heritage features on and around the site. The study confirmed that each lot is located at a sufficient distance from natural features. With the implementation of recommended mitigation measures, the development can proceed without negatively impacting the identified natural heritage or hydrologic functions. The EIS also verified that there are no surface water features, seasonal or permanent, or fish habitat on the site or within the study area. Furthermore, the EIS outlines best management practices to protect natural features during and after construction, ensuring that future services, such as wells, septic systems, and laneway entrances, do not compromise the ecological integrity of the site.

#### 4.5 Mineral Aggregates

1. Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

##### 4.5.2 Protection of Long-Term Resource Supply

1. As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall



not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.

2. Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.
3. Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible. 26 Provincial Planning Statement, 2024
4. Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.
5. In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if: a) resource use would not be feasible; or b) the proposed land use or development serves a greater long-term public interest; and c) issues of public health, public safety and environmental impact are addressed.

[ **Comment:** This section addresses Mineral Aggregate Resources. The subject site, in a rural countryside area, is bordered by Stagecoach Road, agricultural lands, Grey's Creek Municipal Drain, and wooded wetlands. Two proposed severances are over 300 meters from the nearest Sand and Gravel Resource Area, posing no concern. The retained lands include a 0.3 ha area also outside the 300-meter setback, ensuring no impact on current or future aggregate resources. It is also noted that the severed lands and developable portion remaining on the retained lands are both separated from the primary aggregate area by the Municipal Drain that crosses Stagecoach Road. As all areas of development are outside the 300 m limit and given the context of separation due to existing elements, the long-term protection of the resource in this location is assured. ]

[ **Section 2.6** speaks to Cultural Heritage and Archaeology There are no known cultural heritage or archaeological resources on or within proximity to the site that would be affected by the proposal.

**Section 5** of the PPS speaks to Protecting Public Health and Safety with policies related to natural and man-made hazards.

[ **Comment:** The proposed severances are partially located within the 1:350 year floodplain of the Middle Castor River, as well as near the PSW and other watercourses in the surrounding area where development is permitted. The EIS confirms that, provided the recommended mitigation

measures are implemented, the site can ensure the protection of health and safety from potential flood risks.

- [ Additionally, there are no known human-made hazards on the site, and no documented sources of contamination have been identified on the property.

**Based on our review, it is our professional planning opinion that the proposed development is consistent with the policies of the Provincial Policy Statement (PPS), 2024.**

## The City of Ottawa Official Plan

*Designation: Rural Countryside, Rural Transect. Greenspace (Natural Heritage System Core Area, Natural Heritage Features Overlay), Sand and Gravel Resource Area Overlay*

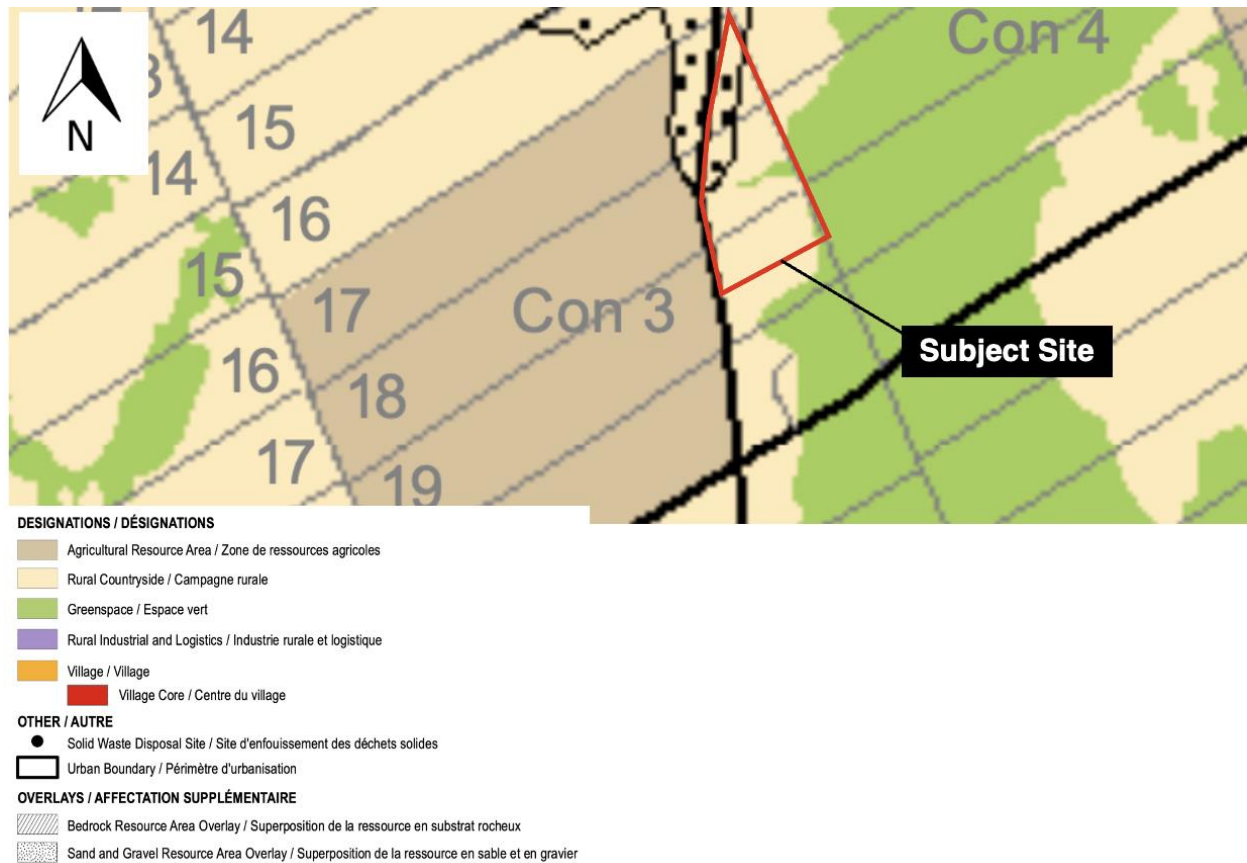


Figure 13: City of Ottawa Official Plan, Schedule B9: Rural Transect (Source: City of Ottawa)

The City of Ottawa's Official Plan was amended on November 4, 2022, and was approved by the Ministry of Municipal Affairs and Housing. The new Official Plan outlines goals, objectives and comprehensive policies to guide growth and development within the City of Ottawa until the year 2046.

*Section 2* provides strategic directions for the new Official Plan to help Ottawa become the most liveable mid-sized City in North America over the next century. The Plan is guided by five broad policy directions which call for increased growth through intensification, more sustainable transportation, context-based community design, more environmental and health considerations and integrated economic development into planning policies.

**Comment:** The proposed severance of the subject property into three lots supports three of the City's broad policy directions. The development promotes controlled growth through intensification by adding single-detached dwellings, while maintaining the rural character of the area. It



also supports context-based design by ensuring the development fits with the surrounding rural landscape. Additionally, the proposal incorporates environmental protection measures, including setbacks from wetlands and mitigation efforts, aligning with the City's focus on integrating environmental considerations into planning.

Section 3 of the Official Plan provides a growth management framework that is vital for guiding future growth patterns in the City. Its premise is to allocate sufficient land to allow for varying types and intensities of growth. It divides the City into urban and rural, with more concentrated growth allocated to the former.

[ **Comment:** The proposed severance will result in three lots (2 net new lots) being created from the existing property. While the development promotes rural appropriate intensification by adding single-detached dwellings, it respects the rural character of the area, ensuring that the growth aligns with the surrounding environment and remains contextually appropriate.

Section 5 provides more detailed policies for each of the six transect policy areas within the city. Each transect, which ranges from most urban to least urban, has a different type of land use and built form and the Plan provides policies catered to each transect. The subject site is part of the Rural Transect Policy Area. Within this policy area, the site is designated as Rural Countryside and Greenspace.

## Rural Transect Policies

Section 5.5.1.2 explores the Rural Transect in more detail. It states that it is characterized by low-density development. The development shall be: *a) Low-density, with most residential, commercial, and institutional uses concentrated in Villages; b) Allow higher densities in serviced Villages; c) Integrate well with the natural environment; d) Direct high-intensity rural industrial uses near highway interchanges; e) Ensure adequate servicing without impacting groundwater quality or quantity.*

[ **Comment:** The proposed severance meets the requirements in the policy as it maintains low-density development, consistent with the Rural Transect policy. The addition of single-family residences integrates well with the surrounding rural landscape and respects the natural environment and lot fabric, with appropriate setbacks from wetlands and mitigation measures. Additionally, the use of private wells and septic systems ensures adequate servicing without impacting groundwater quality or quantity, aligning with the policy's focus on sustainable servicing in rural areas.

Section 5.6.3.2 contains policies related to Mineral Aggregate Overlays. The subject site contains a portion of lands affected by the Sand and Gravel Resource Overlay. The policy states that the City may permit the creation of new lots on land within the

influence areas where all of the following criteria are met: a) *The lot fronts on an existing public road;* b) *The lot was created under the Planning Act prior to July 9, 1997;* c) *The use is permitted in the Zoning By-law;* d) *All requirements for private servicing requirements are met; and;* e) *New development shall be sited on existing lots in order to minimize the impact upon future extraction of mineral aggregate resources.*

- [ **Comment:** The proposed severances and developable areas as applicable are outside of the Mineral Aggregate Overlay and outside of the 300 m setback required. .

*Section 5.6.4.* explores policies related to Natural Heritage Overlays. The subject site is designated as a Natural Heritage System Core Area and a Natural Heritage Features Overlay. The policy states that development near natural heritage features requires an environmental impact study and must not negatively affect the Natural Heritage System, following the study's recommendations.

- [ **Comment:** The proposed severance aligns with the policy as an Environmental Impact Study was conducted to assess potential impacts on the Natural Heritage System Core Area and Natural Heritage Features Overlay. The EIS demonstrated that the severance will not result in negative impacts, incorporating mitigation measures to protect natural features and maintain ecological integrity in accordance with policy requirements.

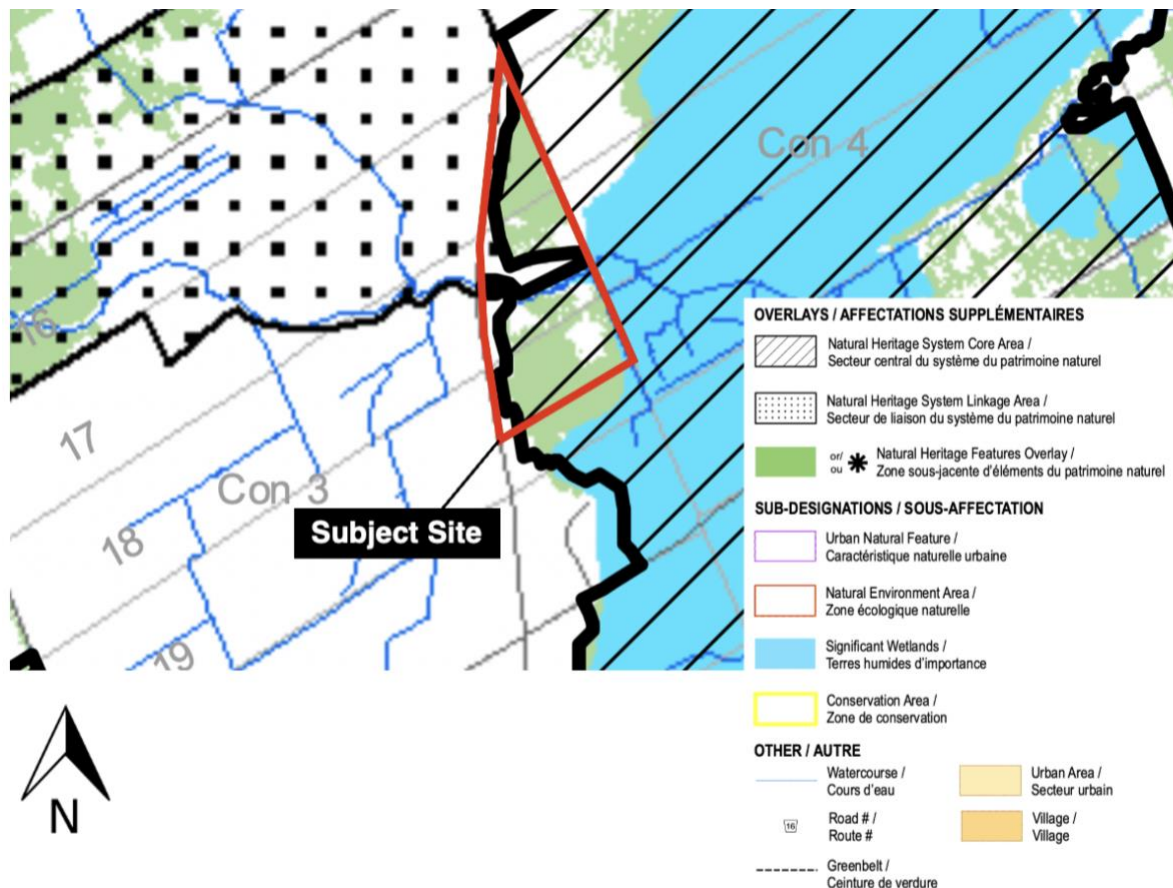


Figure 14: Natural Heritage System (South) Overlay, Schedule C11- B: Rural Transect (Source: City of Ottawa)

Section 7.1 outlines policy directions for areas designated as Greenspace. The policy states that 3) *Lot creation shall not be permitted within the Greenspace designation and associated sub-designations, to protect and maintain their overall integrity and character.*

- [ **Comment:** The area of lot with the greenspace designation area will be retained and will not be affected by the proposed severance, as it is located at a sufficient distance from the severed lots.

Section 9.0 explores the policies that are specific to the designations within **Rural Transect**.

### Rural Countryside Designation

Section 9.2 contains policies that pertain to the **Rural Countryside** designation. The plan recognizes that this designation contains clusters of low-density residential. Further residential is permitted but limited. This designation intends to accommodate a variety of land uses that are appropriate for a rural location, limiting the amount of residential development

**Policy 3 (b) of Section 9.2.3** specifies that new rural lots proposed between two existing dwellings not more than 250 metres apart on the same road and opposite the front yards of an existing dwelling are subject to the following conditions: proposed and retained lots are a minimum of 0.8 hectares in size and is generally consistent with surrounding lots.

- [ **Comment:** The proposed severance results in two new lots that meet the minimum size requirement, fill in between two existing dwellings not more than 250 metres apart (135.27 m) and across the street from existing dwellings and are generally consistent with the lot fabric pattern for width and size. The size minimum is determined by the Official Plan policy whereas the existing surrounding residential lots appear to be smaller than the Policy minimum but the fabric remains generally consistent. The retained lot is consistent with Policy (d) of Section 9.2.3 (3) as it exceeds 10 ha (proposed retained lot 28.2 ha).

**Based on our review, it is our professional opinion that the proposed development conforms with the City of Ottawa Official Plan.**



## The City of Ottawa Zoning By-law

*Designation: Rural Countryside Zone (RU) (Portion of EP3 - Environmental Protection on Retained Lands)*

The City of Ottawa zoned this site as RU-Rural Countryside Zone, in the Zoning By-law 2008-250. The Rural Countryside Zone (RU) aims to accommodate a variety of rural land uses, including agriculture, forestry, and country residences, within Ottawa's countryside areas. This zone recognizes the need for larger lots and distances between properties common in rural settings. It also seeks to regulate development in a way that maintains compatibility with surrounding land uses and the overall rural character of the area.

This zoning review is for the sole purpose of demonstrating that each proposed lot or retained lot contains zoning compliant areas and sizes.

<b>Zoning Bylaw Designation: RU/EP3</b>	<b>Required</b>	<b>Severed (Part 1)</b>	<b>Severed (Part 2)</b>	<b>Retained</b>
<b>Min. Lot Width</b>	50 m	68.18 m	67.09 m	1,015.14 m
<b>Min. Lot Area</b>	0.8 ha	0.81 ha	0.85 ha	28.2 ha

**Note:** Parts 3 and 4 not assessed as part of this evaluation since they will be transferred as road widenings.

## Planning Act Review

### Review of Section 53

In order to sever the lot, a review of section 53 of the Planning Act is necessary. This section sets out the procedures for the consideration and approval of consents.

#### Review of Section 53(1)

Upon review of the proposed Consent to Sever the property at Stagecoach Road, the proposal is to create only two new additional lots and no new roads are being created. For this reason, a Plan of Subdivision for these lands is not necessary for the proper and orderly development of the municipality.

#### Review of Section 53(2)(3)

According to the S. 53 (2), (3), the applicant must provide the council or the Minister with any prescribed information or any additional relevant material necessary to make a decision on the application. The additional material identified for this application was an Mineral Resource Impact Assessment Review as well as an Environmental Impact Statement. Both items were prepared and submitted with this application.

When considering the application for consent, S. 53 (12) states that the Approval Authority must regard the criteria specified in S. 51 of the *Planning Act*. This will be examined in further detail below.

### Review of Section 51

The following is a review of Section 51 of the Planning Act to assess the suitability of the proposed severance to sever the single lot into two lots. In the *Planning Act*, a series of conditions are presented that state in the case of any subdivision of land, including consent to sever, regard shall be had to:

1. *The effect of the development of the proposed subdivision on matters of provincial interest as referred to in Section 2;*

The proposed consents allow for the creation of two new lots. The severances are consistent with all the applicable provincial policies including the Provincial Policy Statement. The proposed consents have regard to matters of Provincial interest as identified in Section 2 of the Planning Act.

2. *Whether the proposed subdivision is premature or in the public interest;*

The proposed consents to sever is not premature and is in the public interest. It facilitates the creation of 2 net new lots and provides housing between two existing developed parcels, using private services on suitably sized lots. The proposed development will also be consistent with the lot fabric of the rural context. As the proposed consent application follows the review of an Environmental Impact Statement and a Mineral Resource Impact Assessment Review, the applications are not premature.

3. *Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The proposed consent conforms to the City of Ottawa's Official Plan as it supports the development of the site and creates rural-contextual lots which align with the surrounding lot fabrics and complies with the City's minimum rural lot requirements.

4. *The suitability of the land for the purposes for which it is to be subdivided;*

The severance proposes two new lots, with the severed parcels slightly larger than surrounding ones in order to meet the Official Plan minimum lot sizes. The lots are intended to support single-detached residential development with private services and have been appropriately sized to support this use in accordance with Official Plan policy and minimum zoning lot areas.

5. *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;*

No new roads are required for these 2 land severances, as access to the proposed lots will be provided via Stagecoach Road, which fronts the property. As a result, the proposed development will have no impact on existing transportation infrastructure. It is noted that a road widening is likely expected. Part 3 on the Draft Reference Plan submitted with the applications has been drafted to accommodate this requirement.

6. *The dimensions and shapes of the proposed lots;*

The two severed lots have frontage on a public street that will be similar in width and area to the other lots along Stagecoach Road. The severance line considers appropriate developable parcels and ensures the proposed lots remain clear of natural features.

7. *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;*

The retained lands remain subject to the setback from the Sand and Gravel Resource Overlay (as the unsevered lot does regardless). This does not impact the developable capability of the retained lot post-severance.

8. *Conservation of natural resources and flood control;*

As a necessary condition for any severance application, the proposed consent necessitates a grading and drainage plan to demonstrate how runoff will be managed. The severed lots do not fall within a floodplain. It is also noted that the proposed lot boundaries follow recommendations within the Environmental Impact Statement.

9. *The adequacy of utilities and municipal services;*

The site has adequate access to utilities and will be privately serviced through well and septic on the proposed lots.

10. *The adequacy of school sites;*

The consent will result in two additional units, which will have a negligible impact, if any, on the surrounding schools. There are two elementary schools located nearby.

11. *The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

Road widening is expected to be conveyed. This is identified as Part 3 and Part 4 on the Draft Reference Plan. There will be no land conveyed or dedicated for public purposes and it is anticipated that the payment of cash-in-lieu of parkland will be a condition of approval.

12. *The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

The proposed severances would make use of private services and fill in a vacant lot between two single-detached homes, completing the rural lot fabric. This efficient use of land aligns with the policy's goal of conserving energy and resources through more organized development that represents gentle rural growth.

13. *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).*

The proposed development does not require Site Plan Approval and is considered to be a minor development proposal.

**Based on our review, the proposed severances satisfy the criteria for land division under Section 51 of the Planning Act. This confirms the proposal's efficiency and suitability within the regulatory framework.**



## SUPPORTING STUDIES

### ***Environmental Impact Statement***

An Environmental Impact Statement (EIS) was prepared by Cambium, dated October 2024 to assess the potential impacts of a proposed development. The purpose of the study was to identify impacts to the natural heritage features on the site and within 120 metres beyond the property boundary.

Based on the results of the analysis, there are no anticipated impacts to the natural environment as a result of the proposed severance application.

Although there are no proposed site alterations proposed at this time, if any future disturbance to the site occurs within a 50 metre radius of the butternut tree, they will need to undergo a formal Health Assessment per provincial guidelines. The assessment also considered wetlands contiguous with the Osgoode Complex PSW (50 m beyond the Study Area), significant woodlands, and potential habitat for endangered species. Field investigations confirmed that the wetland boundary lies outside the proposed severed lots, and present no impacts to wetlands, woodlands, or species are expected if recommended mitigation measures are followed when new residential dwellings are proposed.

### ***Mineral Resource Impact Assessment Review***

A Mineral Resource Impact Assessment Review, prepared by Paterson Group on February 19, 2025, was conducted for the proposed severance of the subject site. The site is bordered by agricultural lands, Grey's Creek Municipal Drain, and wooded areas with wetlands.

The property spans approximately 29.7 ha and will be divided into three parcels: two severed parcels, each located more than 300 meters from the nearest Sand and Gravel Resource Area, and a retained parcel, which contains a developable portion also beyond the 300-meter setback.

Although a Sand and Gravel Resource Area exists within 300 meters of the retained parcel, the designated developable portion is situated outside the restricted area, and there is no zoning for mineral extraction on the retained lands.

Therefore, the report concludes that the proposed development does not conflict with mineral aggregate extraction and complies with the City of Ottawa's policies. As a result, a Mineral Resource Impact Assessment is not required for this application.

## CONCLUSION

As noted, the proposed severance of the 29.97-hectare vacant site into three parcels (2 new, 1 retained) will enable the development of gentle rural-appropriate residential lots within an existing rural area, resulting in appropriately-sized, street-fronting lots within the existing compatible fabric. While no dwellings are currently proposed, it is intended that each parcel will contain a single-detached dwelling that will align with the Zoning By-law provisions.

This proposal aligns with the City of Ottawa's vision by promoting responsible land use, creating contextually-sized lots that maintain the rural character of the area while minimizing environmental impact and ensuring a seamless integration into the surrounding environment. The policy review demonstrates how the proposed development aligns with the relevant and applicable policies outlined in the City of Ottawa's Official Plan and Zoning By-Laws. Collectively considered, the proposal meets the criteria outlined in *Section 53 (1)* and *Section 51 (24)* of the Planning Act, demonstrating that the proposed development is a suitable and desirable use of land.

It is the opinion of Q9 Planning + Design that the proposed severance constitutes good land use planning and meets the criteria set out in the Planning Act.

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