

April 17, 2025

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Committee of Adjustment
101 Centrepoin Drive
Ottawa, ON K2G 5K7

Attention: Michel Bellemare, Secretary – Treasurer

**Reference: 6247 Russell Road
Applications for Consent
Our File No.: 124200**

Committee of Adjustment
Received | Reçu le

2025-04-22

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

Novatech has been retained by the owner of 6247 Russell Road (the “Subject Property”) to prepare and file consent applications to sever the property into three separate parcels.

This letter describes the existing conditions of the Subject property, the proposed severances, and provides a rationale in support of the consent applications.

Existing Conditions

6247 Russell Road is located in the Osgoode Ward (Ward 20) of the City of Ottawa, north of Russell Road (see Figure 1). The Subject Property has approximately 325 metres of frontage along Russell Road, and an approximate area of 18 hectares.

Figure 1. Subject Property

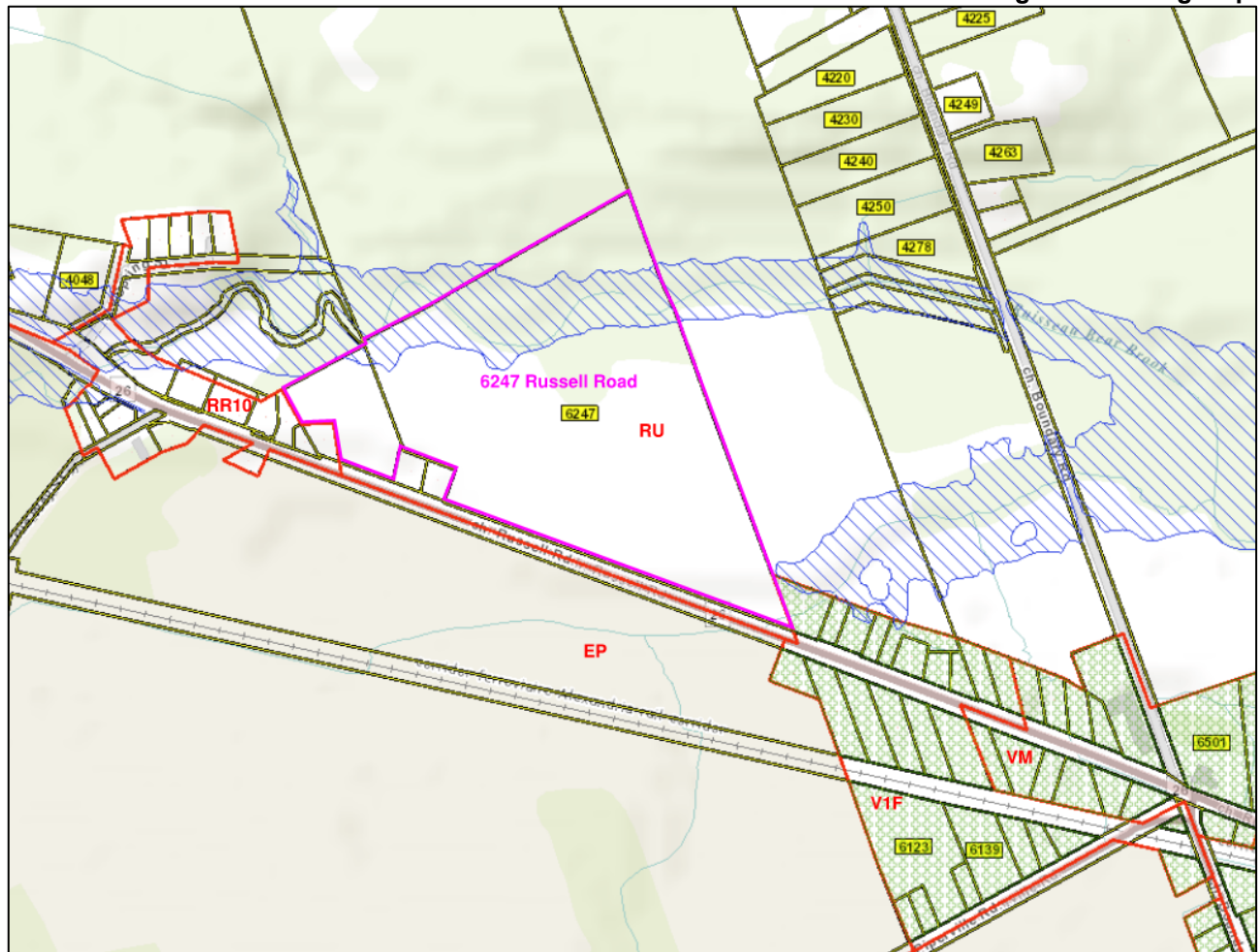


The Subject Property is legally described as Part of Lots 2 and 3, Concession 7 (Gloucester) being Parts 1 and 2, 5R11441, Gloucester. The Subject property consists of two parcels that have merged on title (PINs: 04352-0462 and 04352-0463). The Subject Property is in the Rural Transect on Schedule A., and designated Rural Countryside on Schedule B9 of the Official Plan. The property is zoned Rural Countryside (RU) by the City of Ottawa's Zoning By-law. The northern part of the property is subject to the City's floodplain hazard overlay. The property is adjacent to the Village of Carlsbad Springs (see Figure 2).

The Subject Property is developed with a detached dwelling and accessory buildings. These buildings are located on the cleared area on the western side of the property. The remaining property is vacant and largely forested. There is a clearing in the forest near the middle of the frontage along Russell Road. There is a watercourse on the northern part of the property.

Areas north and south of the Subject Property are forested. The Village of Carlsbad Springs is to the east of the Subject Property. Lands west of the Subject Property include rural residential parcels along the north side of Russell Road, forested areas, and lands used for agriculture. The Alexandria rail corridor is south of the Subject Property.

Figure 2. Zoning Map



Proposed Development

It is proposed to sever 6247 Russell Road into three separate parcels. One new parcel will re-establish a separate lot for the existing detached dwelling and accessory buildings on the western side of the property. A second new parcel is proposed where there is an existing clearing in the forest at approximately the middle of the property along Russell Road. The second parcel will be vacant and is intended for future residential development. The retained parcel will be vacant.

Consent Application

Consent Application 1

Consent application 1 will sever a new parcel (the “western severance”) that will accommodate an existing dwelling and accessory buildings. The severed parcel will have approximately 75 metres of frontage along Russell Road and an approximate area of 1.49 hectares. The retained lands will have approximately 496 metres of frontage along Russell Road and an approximate area of 16.55 hectares (see Figure 3).

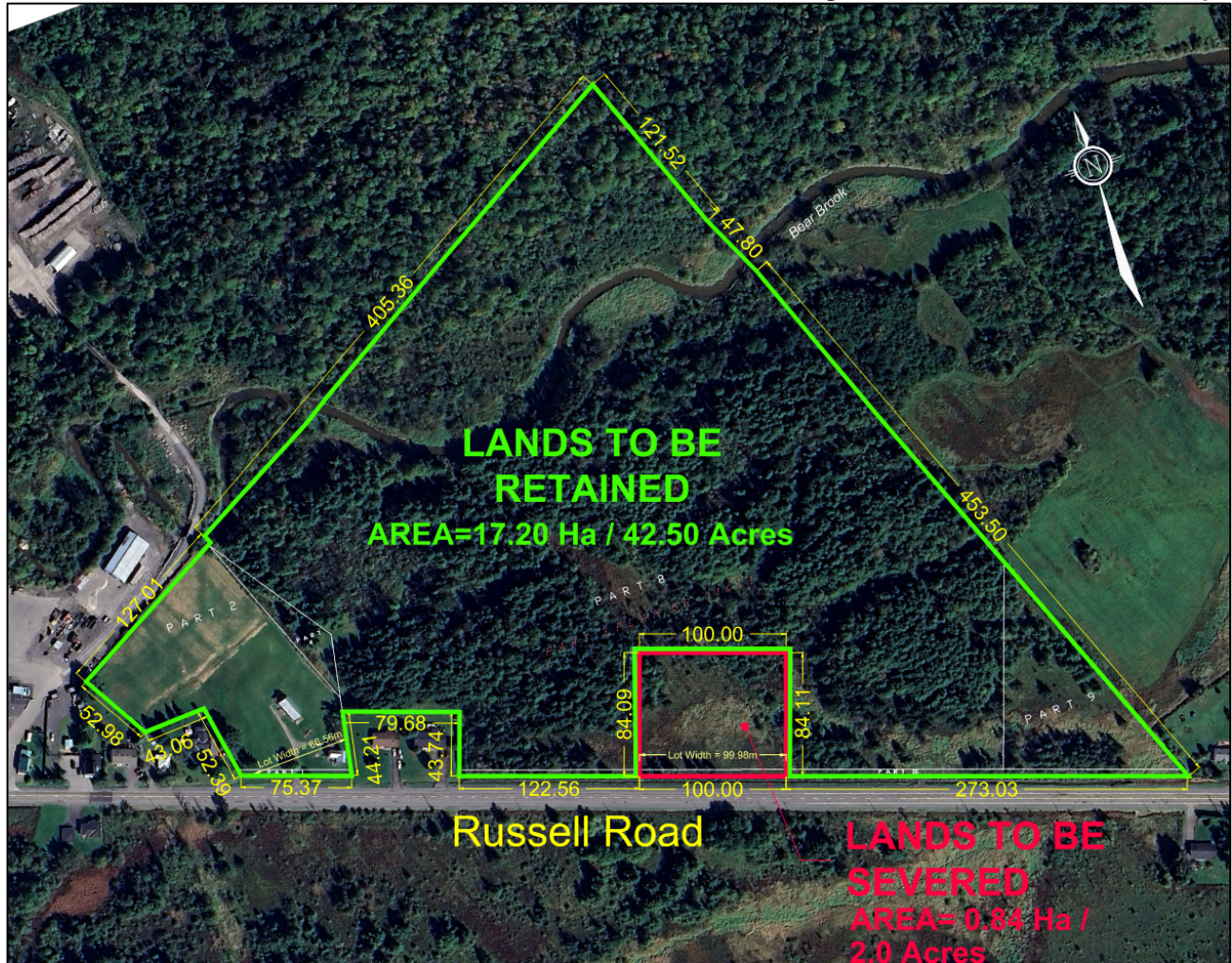
Figure 3. Consent Sketch 1 Excerpt



Consent Application 2

Consent application 2 will sever a new parcel (the “eastern severance”) that will be vacant. The severed parcel will have approximately 100 metres of frontage along Russell Road and an approximate area of 0.84 hectares. The retained lands will have approximately 471 metres of split frontage along Russell Road and an approximate area of 17.2 hectares (see Figure 4).

Figure 4. Consent Sketch 2 Excerpt



Approval of both severed parcels will result in a retained parcel with approximately 394 metres of split frontage along Russell Road and an approximate area of 15.71 hectares (see Figure 5).

Figure 5. Ultimate Lot Fabric



Consent Rationale

Planning Act

Subsection 53(1) of the Planning Act states (*emphasis added*):

“An owner, chargee or purchaser of land, or such owner’s, chargee’s or purchaser’s agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 2021, c. 25, Sched. 24, s. 4 (1).”

The proposed severances do not necessitate the construction of new public infrastructure, including roads and services. A plan of subdivision is not required for the proper and orderly development of the municipality.

Subsection 53(12) of the Planning Act states (*emphasis added*):

“A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32.”

This rationale will speak to the following criteria outlined in subsection 51(24) of the Planning Act.

51. (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

6247 Russell Road is within the rural transect of the City of Ottawa. The proposed severances have regard for the following matters of provincial interest:

- the protection of ecological systems, including natural areas, features and functions;
- the orderly development of safe and healthy communities; and
- the appropriate location of growth and development.

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

The Subject Property is located within the rural transect of the City of Ottawa. The proposed severances will create two new parcels. One new parcel will accommodate the existing detached dwelling and accessory buildings on the property. The second new parcel will be vacant for future residential development. The proposed severances are not premature and are in the public's interest.

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

6247 Russell Road is designated Rural Countryside on Schedule B9 of the City of Ottawa's Official Plan. Section 9.2 of the Official Plan sets out policies for lands designated Rural Countryside. Section 9.2 of the Official Plan states:

“The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location, limiting the amount of residential development and support industries that serve local residents and the travelling public, while ensuring that the character of the rural area is preserved.”

The proposed severances will create one new parcel for the existing detached dwelling, and one new vacant parcel. The retained parcel will be vacant. New residential uses could be developed on the proposed vacant severed and retained parcels. The size of the proposed severed parcels is characteristic of the rural residential character of the area.

Policy 1 of Section 9.2.2 of the Official Plan states:

"The following uses may be permitted:

c) Residential uses according to the policies of this plan;"

The Rural Countryside designation permits the existing and future residential uses on the Subject Property.

The Subject Property is adjacent to the Village of Carlsbad Springs. Policy 3 of Section 9.2.2 states:

"Where development, excluding agriculture or agriculture-related uses, is proposed within 1 kilometre of a Village or Urban boundary it will be reviewed to ensure that it shall not impede the expansion of the settlement area and all of the following criteria shall be considered:

a) The use is a compatible use with a village or urban area;

It is proposed to sever the Subject Property to create one new residential lot for the existing dwelling on the property, and create one new vacant lot for residential purposes. The proposed residential uses are compatible uses with the Village of Carlsbad Springs.

b) The development has frontage on an existing public road;

The severed and retained parcels have frontage along Russell Road, and designated arterial road.

c) The site shall consider future multi-modal connections and be designed to accommodate these along with street trees in the future; and

The proposed severed and retained parcels will accommodate residential development. The proposed development will not hinder future multi-modal connections nor street trees along Russell Road.

d) The use can be adequately serviced by on-site systems and will not place demand on the extension of public services for any reason, including fire suppression or contaminated groundwater"

Future residential development is anticipated to connect to the existing Carlsbad Springs Trickle Feed System along Russell Road. The size of the severed and retained parcels can accommodate private septic systems. The proposed development will not place demand on the extension of public services.

Policy 3 of Section 9.2.3 of the Official Plan states:

"All applications for a consent to sever for a lot(s) that permits a residential use in the Rural Countryside designation must demonstrate compliance with the policies in this Plan and the following circumstances as applicable:

Policy 3 d) of Section 9.2.3 states:

In all other areas the proposed lot size is a minimum of 0.8 hectares in size and the retained lot is a minimum of 10 hectares in size;

Consent application 1 proposes to sever a new 1.49-hectare parcel for the existing detached dwelling. Consent application 2 proposes to sever a new 0.84-hectare vacant parcel for future residential development. The retained parcel will have an area of 15.71 hectares. The proposed severed and retained parcels exceed the minimum area requirements of Policy 3 d).

Policy 3 e) of Section 9.2.3 states:

In all circumstances:

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

Consent application 1 proposes to sever a parcel with 75 metres of frontage along Russell Road. Consent application 2 proposes to sever a parcel with 100 metres of frontage along Russell Road. The retained parcel will have 397 metres of split frontage along Russell Road.

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

The proposed severed and retained parcels exceed the minimum lot areas required by policy 3 d) above. The vacant severed and retained parcel will be developed on the basis of connecting to the City's Carlsbad Springs Trickle Feed System along Russell Road. Private septic systems are required in support of the future residential development. The proposed severed and retained parcels are adequately sized to accommodate private septic systems.

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

An Environmental Impact Study prepared by GEMTEC has been submitted in support of the proposed severances. The Environmental Impact Study concludes the proposed severances and construction of two residential dwellings on the vacant severed and retained parcels will have no negative impacts on the significant natural heritage features of the area.

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."

6247 Russell Road was in existence on May 14, 2003. The proposed severances represent two permitted severances from the Subject Property. The proposed severances meet the severance criteria in Policy 3 of Section 9.2.3 of the Official Plan.

Section 5.6.4 of the Official plan sets out policies related to the City's Natural Heritage Overlay. Policy 4 of Section 5.6.4.1 states:

“Development or site alteration proposed in or adjacent to natural heritage features shall be supported by an environmental impact study prepared in accordance with the City’s guidelines.”

An Environmental Impact Study prepared by GEMTEC has been submitted in support of the proposed severances.

The proposed severances conform to the policies of the City of Ottawa’s Official Plan.

(d) the suitability of the land for the purposes for which it is to be subdivided;

6247 Russell Road is designated Rural Countryside on Schedule B9 of the City of Ottawa’s Official Plan. Policy 9.2.2 1) of the Official Plan lists *“Residential uses according to the policies of this plan”* as a permitted use on lands designated Rural Countryside. The proposed severed parcels are zoned Rural Countryside (RU) by the City of Ottawa’s Zoning By-law 2008-250. The RU zone requires a minimum lot area of 0.8 hectares and a minimum lot width of 50 metres for a residential use.

Consent application 1 proposes to sever a 1.49 hectare parcel with approximately 75 metres of frontage along Russell Road. Consent application 2 proposes to sever a 0.84 hectare parcel with approximately 100 metres of frontage along Russell Road. The retained parcel will have an area of 15.71 hectares, and approximately 397 metres of split frontage along Russell Road. The proposed severed and retained parcels meet the minimum lot area and minimum lot width requirements of the RU zone. No minor variances are requested in support of the proposed severances.

The Subject Property is suitable for the purpose for which it is to be subdivided.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

Not applicable.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Not applicable.

(f) the dimensions and shapes of the proposed lots;

The lot width and lot area of the proposed severed and retained parcels complies with the circumstances in Policy 3 of Section 9.2.3 of the Official Plan, and meets the minimum lot width and lot area requirements of the RU zone. The requested severances have regard for the dimension and shape of the proposed lots.

(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;

Not applicable.

(h) conservation of natural resources and flood control;

There is a watercourse on the northern part of the Subject Property. Lands adjacent to the watercourse are subject to the City's Zoning By-law floodplain hazard overlay. The majority of the Subject Property is subject to the Official Plan Natural Heritage System Core Area overlay. An Environmental Impact Statement has been prepared by GEMTEC in support of the proposed severances. The Environmental Impact Statement concludes:

- *"No significant negative impacts to natural heritage features identified on-site, including local wetlands, significant woodlands, floodplain, significant wildlife habitat, fish habitat, and species at risk are anticipated from future residential development.*
- *The proposed project complies with the natural heritage policies of the Provincial Planning Statement.*
- *The proposed development complies with the natural heritage policies of the City of Ottawa Official Plan."*

(i) the adequacy of utilities and municipal services;

The City's Carlsbad Springs Trickle Feed System is a watermain that runs along Russel Road. This watermain provides municipal water services to properties in the rural area, including along Russell Road. It is anticipated future residential development will connect to the City's Carlsbad Springs Trickle Feed System. Private septic systems will be required in support of the development of the vacant severed and retained parcels.

(j) the adequacy of school sites;

The proposed severances are not anticipated to have an impact on the adequacy of school sites.

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

Not applicable.

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

Not applicable.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

Not applicable.

The requested severances have regard for the criteria outlined in subsection 51(24) of the Planning Act.

Provincial Planning Statement

Section 3 (5) of the Planning Act states:

“A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

(a) subject to a regulation made under subsection (6.1), shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision;” 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80; 2023, c. 10, Sched. 6, s. 2 (1).

The Provincial Planning Statement 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development in the Province of Ontario. The Provincial Planning Statement 2024 came into effect October 20, 2024. All decisions affecting planning matters *“shall be consistent with”* policy statements issued under the Planning Act. The policies of the Provincial Planning Statement 2024 are detailed below.

Section 2.2 of the PPS sets out policies for housing. Policy 1 of Section 2.2 states:

“Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;”

6247 Russell Road is currently developed with a detached dwelling. The proposed severances will facilitate the establishment of one new parcel to accommodate the existing dwelling, and one new vacant residential parcel for current and future residents. The Subject Property is adjacent to a designated arterial road (Russell Road). The severed and retained parcels have access to the City's Carlsbad Springs Trickle Feed System. The Subject Property is an appropriate location for new residential development where existing rural infrastructure is available.

Section 2.5 of the PPS sets out policies for Rural Areas in Municipalities. Policy 1 of Section 2.5 of the PPS states:

“Healthy, integrated and viable rural areas should be supported by:

a) building upon rural character, and leveraging rural amenities and assets;

d) using rural infrastructure and public service facilities efficiently;

The proposed severances will facilitate the development of one new residential parcel for the existing dwelling, and one new vacant residential lot for future residential development. Both severed parcels

will have a minimum lot area of 0.8 hectares, and be developed on the basis of public water services and private septic systems. The proposed development is consistent with the rural character of the area. The severed and retained parcels will be accessed from a rural arterial road. The proposed severed parcels will use rural infrastructure efficiently.

Policy 3 of Section 2.5 of the PPS states:

“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.”

Section 2.6 of the PPS sets out policies for rural lands in municipalities. Policy 1 of Section 2.6 of the PPS states:

“On rural lands located in municipalities, permitted uses are:

- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;”*

The proposed severed parcels will accommodate an existing dwelling, and support the development of a new residential dwelling. The severed parcels have access to municipal water services, and have adequate area to accommodate septic systems. Site conditions are suitable for the provision of appropriate sewage and water services.

Policy 2 of Section 2.6 of the PPS states:

“Development that can be sustained by rural service levels should be promoted.”

The proposed severed parcels will be serviced by municipal water services and private septic systems. The proposed development can be sustained by the rural services available to the Subject Property.

Policy 3 of Section 2.6 of the PPS states:

“Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.”

No new rural infrastructure is required to support the proposed severed parcels. The existing and future residential development can be sustained by the existing infrastructure available to the Subject property.

Policy 5 of Section 2.6 of the PPS states:

“New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.”

No livestock facilities have been identified in proximity to the Subject Property. The proposed severed and retained lots comply with the minimum distance separation formulae.

The consent applications are consistent with the policies of the PPS.

The requested severances from the Subject Property have regard for the criteria outlined in subsection 51(24) of the Planning Act, and are consistent with the policies of the PPS.

Conclusion

The proposed severances from 6247 Russell Road do not require a plan of subdivision for the orderly development of the land, and have regard for the criteria outlined in subsection 51(24) of the Planning Act. The consent applications are consistent with the policies of the Provincial Planning Statement. The consent applications represent good land use planning.


In support of the consent applications for severances please find enclosed:

- One (1) copy of this Cover Letter;
- Complete Consent Application Form 1 (one copy);
- Complete Consent Application Form 2 (one copy);
- Consent Sketch 1 (one 11x17 copy);
- Consent Sketch 2 (one 11x17 copy); and
- Environmental Impact Statement, prepared by GEMTEC, dated February 11, 2025 (one copy); and
- Parcel Abstracts for 6247 Russell Road, PINs: 04352-0463 and 04352-0462 (one copy).

Should you have any questions regarding these applications please do not hesitate to contact the undersigned.

Yours truly,

NOVATECH



Ryan Poulton, M.P.L., MCIP, RPP
Project Manager