

3698 McBean St, Consent Severance Cover Letter

Please accept this cover letter in support of a Consent (severance) application to create one new village-residential lot at 3698 McBean Street, Richmond (City of Ottawa). The lands are zoned V1C (Village Residential First Density, Subzone C) and are intended to continue in low-density residential use: the retained lot will keep the existing detached dwelling fronting McBean Street, and the severed lot will support a new detached dwelling fronting Ottawa Street.

Proposal & Servicing (summary)

- Current use: 3698 McBean Street, Richmond is currently a detached single family home with a detached garage in the rear of the property. The detached garage faces Ottawa, Street. Following success of this application the current home fronting McBean street would be retained and the land fronting Ottawa Street would be severed for a single family residential building lot.
- Proposed Lots & use: Two freehold residential parcels, each for a detached dwelling consistent with the surrounding village fabric.
- Frontage & access: Each lot will front an existing public municipal road (no new public roads required).
- Services: Both lots will be served by City sanitary sewer with private wells for water supply; stormwater will continue to be managed by the existing ditch/swale pattern. Detailed lot grading, service laterals, and approvals will be addressed at building permit submission.

Planning Rationale – s.51(24) Planning Act

The consent has regard to all statutory criteria:

(a) Provincial interests – Adds one single-family home within an established village, making efficient use of existing infrastructure and contributing to the range of housing.

(b) Prematurity / public interest – No new public works are needed; the lots have direct public-road frontage and feasible services. The modest lot creation is not premature and is in the public interest.

(c) Official Plan conformity – Richmond is a designated village where compatible low-rise infill is anticipated. The proposal reinforces the planned village structure by using existing roads and sanitary systems.

(d) Suitability of the land – The property is already residential; parcel sizes and shapes readily accommodate a detached dwelling, parking, private amenity area, and zoning-compliant setbacks.

(e) Adequacy of roads – Driveway access will be provided from McBean Street (retained) and Ottawa Street (severed) with safe sightlines; no capacity or network issues arise from a single additional dwelling.

(f) Dimensions & shapes – Regular, functional parcels compatible with surrounding lot fabric and the V1C standards for width and area (no relief anticipated).

(g) Restrictions – No restrictive covenants are known; standard reference-plan registration will legally describe the parcels and any abutting rights-of-way.

(h) Conservation / natural hazards – No known natural hazards are present. Tree protection and erosion/sediment controls will be implemented during construction

(i) Utilities & municipal services – City sanitary sewer is available; private wells are proposed for water; stormwater will continue via roadside ditch/lot swales with detailed grading at building permit.

(j) School sites – The demand from one additional dwelling can be accommodated by existing community facilities.

(k) Parks & recreation – Cash-in-lieu of parkland can be applied if required as a condition of consent.

(l) Energy conservation & good design – Gentle, walkable infill; any new dwelling will meet current Ontario Building Code energy standards, and the lots allow thoughtful orientation and tree planting.

Zoning V1C

- Use: Detached dwelling (permitted).
- Quantitative standards: Proposed lot widths/areas meet or exceed V1C minimums for lots not entirely on private services; full compliance details will be confirmed with the building permit drawings.
- Setbacks/height/coverage: To be demonstrated at building permit; no variances are required given the generous lot size.

Trees & Urban Forest (Tree Information Report enclosed)

A Tree Information Report (TIR) prepared by Ottawa Tree Reports (dated September 6, 2025; field work September 5, 2025) inventories five (5) trees on/adjacent to the subject lands. Key findings and commitments:

- No protected tree removals are proposed. Two non-protected private trees will be removed; one protected City tree (a 74 cm Burr Oak, *Quercus macrocarpa*, City asset ID 8128177) requires injury & protection due to proximity to the proposed private approach.
- The Burr Oak's CRZ is 7.4 m; the TIR recommends:
 - Installing rigid (plywood) tree-protection fencing with the northern excavation limit 2.5 m south of the trunk and an adjusted TPZ extending 6 m west, as shown on the Tree Protection Plan.
 - Pre-construction root pruning by a qualified arborist along the southern protection limit, and maintaining fencing from pre-construction through final grading.
- The subject property is outside the urban area and not subject to the private-tree portion of the City's Tree Protection By-law. No tree-removal permit fees are required for the consent since no protected removals are proposed.

We adopt the TIR's recommendations as conditions of development (installation, maintenance, and inspection of tree-protection measures; qualified pruning; and monitoring).

Conclusion

This minor consent will create one additional, zoning-compliant village lot that fronts public roads, uses available municipal sanitary service with private wells, protects City tree assets through an adopted TIR, and has regard to all s.51(24) criteria. We respectfully request approval subject to standard conditions.

Sincerely,
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