

December 19, 2025

Mr. Michel Bellemare
Secretary-Treasurer
Committee of Adjustment
101 CentrepoinTE Drive, Fourth Floor
Ottawa, ON K2G 5K7

**RE: Application for Consent & Minor Variance
1570 River Road, Ottawa**

Dear Mr. Bellemare,

Fotenn Planning + Design ("Fotenn") has been retained by Narjis and Ashfaq Zaidi (the "Owner") to prepare a Planning Rationale and act as agents for the submission of the enclosed Consent and Minor Variance applications for the lands municipally known as 1570 River Road (the "subject property") in Osgoode Ward in the City of Ottawa.

The subject property is currently developed with a single detached dwelling fronting onto River Road. The intent of the enclosed Consent application is to sever the existing lot into two (2) separate lots and seek relief from the minimum required lot width for the severed lot. No new development is proposed for the retained lands; however, it is understood that the severed lands are to be developed for residential purposes in the future.

Please find enclosed the following material in support of the application:

- / This Cover Letter explaining the nature of the application;
- / Completed Consent application form;
- / Completed Minor Variance application form;
- / Completed Schedule A: Rural Consent Additional Application Information;
- / Draft Reference Plan (R-Plan);
- / Sketch;
- / Parcel Abstract;
- / Email from the City Infill Forester re: Tree Information Report; and
- / Cheque in the amount of \$6,248.00.

Sincerely,



Patricia Warren, MCIP RPP
Planner



Matt McElligott, MCIP RPP
Principal, Planning

FOTENN

Committee of Adjustment
Received | Reçu le

2025-12-22

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1.0 Introduction

Fotenn Planning + Design (“Fotenn”), acting as agents on behalf of the property owners, has been retained to prepare this Planning Rationale in support of the enclosed Consent and Minor Variance applications for the property municipally know as 1570 River Road (the “subject property”) in the Manotick neighbourhood of the City of Ottawa.

The intent of this Planning Rationale is to assess the proposed Consent and Minor Variances against the applicable policy and regulatory framework and to demonstrate how the proposed severance and minor variances are appropriate for the subject property and compatible with surrounding land uses and existing infrastructure.

1.1 Purpose of Application

The proposed Consent application seeks to subdivide the subject property into two (2) rectangular-shaped lots (Figure 1). The retained lot will accommodate the existing dwelling, with the new property line proposed along the existing tree-line on the subject property. No new development is currently proposed on either lot, however, it is understood that the newly created parcel will be used for residential purposes in the future.

One (1) variance is being requested to address the following:

- / A reduced lot width of 40.48 metres for the severed lot (Part 1 on the Draft R-Plan), whereas the Zoning By-law requires a lot width of 50 metres.

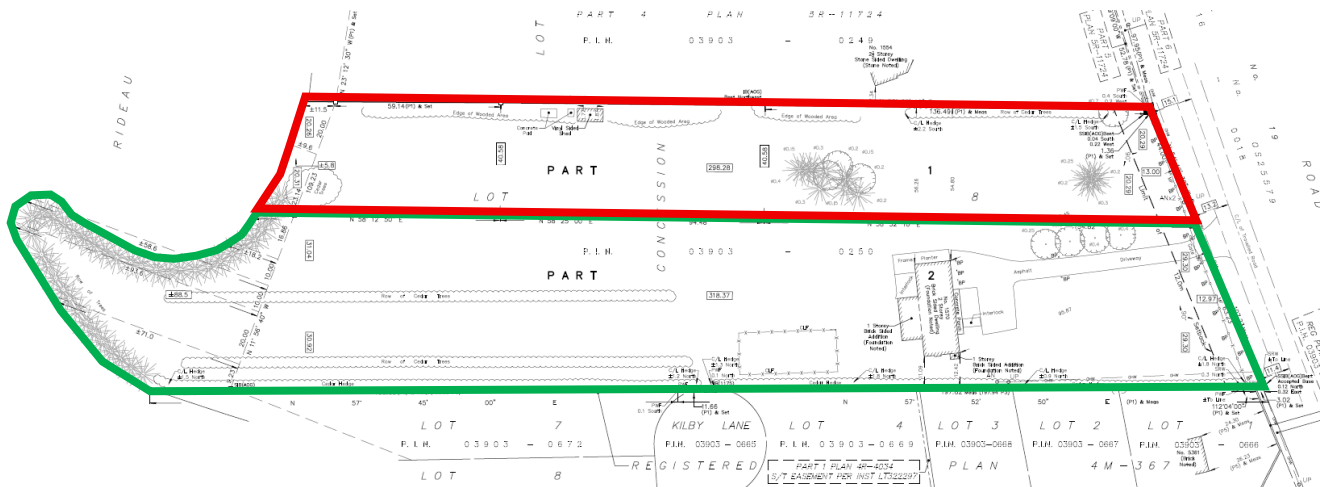


Figure 1. Proposed severed (red) and retained (green) parcels

Site Context and Surrounding Area

The subject property, municipally known as 1570 River Road, is located in Ward 20 (Osgoode), in the City of Ottawa. The subject property is legally described as Part of Lot 8, Concession 1, Osgoode. The subject property has a total lot area of 37,676 square metres (3.7 hectares) and a total lot frontage of 107.23 metres on River Road.

The existing parcel is mostly vacant, with a single detached dwelling fronting River Road. Two (2) rows of cedar trees are located on the southwest side of the property. Access/egress to and from the site is from River Road, a rural arterial road.



Figure 2: Aerial image of subject property, outlined in blue



Figure 3. View of the subject property, existing residential dwelling on site and site access from River Road

2.1 Surrounding Area

The subject property is located within the rural area of Ottawa, outside of the Village of Manotick on the east side of the Rideau River. The area surrounding the subject property can be characterized as the following:

North: Immediately north of the subject property along the west side of River Road are single detached dwellings with access from River Road. Further north along the east side of River Road are agricultural and residential uses.

East: Immediately east of the subject property are residential parcels consisting of single-detached dwellings as well as farmland.

South: Immediately south of the subject property is a rural subdivision consisting of single-detached dwellings on smaller-sized lots (approx. 0.2 hectares or less in size). Further south is the Rideau River.

West: Immediately west of the subject property is the Rideau River. On the west side of the Rideau River are residential uses, primarily consisting of single-detached dwellings on smaller and narrower lots, compared to the east side of the Rideau River.



Figure 4. Aerial images of the surrounding area

Overview of Applications

The proposed Consent application proposes to sever the existing property into two (2) separate, independent lots (Figure 5). The subject property is proposed to be divided down the middle of the lot, generally separating the subject property into a north parcel and a south parcel. Both parcels will have frontage on River Road. At the present time, there are no development plans for the severed parcel, however it is anticipated it will be developed with a residential use in the future. Aside from the requested variance to lot width, we anticipate that any future dwelling will comply with all the required setbacks of the applicable RR2 zone.

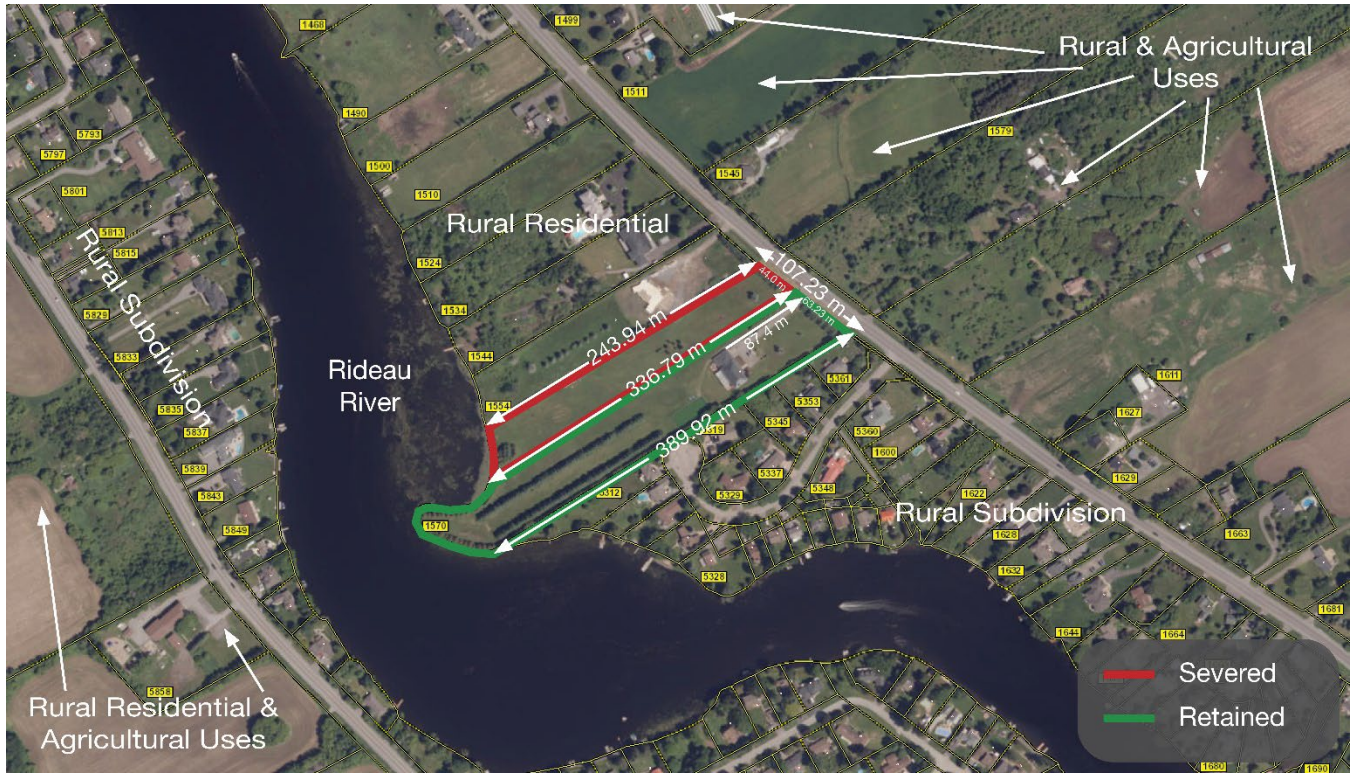


Figure 5. Sketch of the proposed severed (red) and retained (green) parcels

The following table summarizes the parcel frontages on River Road, as well as the total lot area of each parcel and the compliance with the Zoning By-law.

Table 1. Project Statistics

Property	Status	Proposed Lot Area (Requirement of 8,000 m ²)	Proposed Lot Width (measured at right angles to the lot depth, from a point that is equal to the front yard setback (12m setback) (Requirement of 50 metres)	Compliance
1570 River Road	To be severed	12,914.2 m ²	40.58 m	No

1570 River Road	To be retained	24,761.8 m ²	58.6 m	Yes
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As outlined above, the proposed severed parcel does not comply with the required lot width required in the RR2 zone in the Zoning By-law. As such, relief is sought from the 50-metre lot width requirement as part of the proposed Minor Variance application. As outlined in Figure 6, the proposed lot width is not uncharacteristic along the west side of River Road, as many of the existing lots have lot widths and lot frontages less than 50 metres.



Figure 6. Lot fabric analysis outlining all properties surrounding the site with lot widths less than 50 metres and zoned RR2 (orange) and the subject property with the proposed severance line (blue)

It is also noted that the floodplain overlay applies to the subject property. While it is understood that new housing would not be permitted within the floodplain, Figure 7 illustrates the available area for future development outside of the floodplain. The area available for development is greater than 0.8 hectares, consistent with the requirements for lot area in both the Official Plan and Zoning By-law.



Figure 7. Sketch of buildable area outside of the floodplain on the proposed severed lot

4.0 Policy and Regulatory Framework

4.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS), issued under Section 3 of the *Planning Act* provides policy direction on matters of provincial interest related to land use planning and development. The *Planning Act* requires that decisions affecting land use planning “be consistent with” such policy statements issued under the *Act*.

The PPS encourages planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs. The PPS also encourages efficient development patterns that optimize land uses, resources, public investment, and public service facilities.

The following PPS policies are applicable to the proposed severance, among others:

- / **Policy 1 of Section 2.5** – 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 4.3.
- / **Policy 1 of Section 2.6** – On rural lands located in municipalities, permitted uses are:
 - a) The management or use of resources;
 - b) Resource-based recreational uses (including recreational dwellings not intended as permanent residence);
 - c) **Residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services**;
 - d) Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
 - e) Home occupations and home industries;
 - f) Cemeteries; and
 - g) Other rural land uses.
- / **Policy 2 of Section 2.6** – Development that can be sustained by rural service levels should be promoted;
- / **Policy 3 of Section 2.6** – Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.
- / **Policy 5 of Section 2.6** – New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

The proposed severance represents the creation of a new residential lot within the rural area, which is of a shape and

size consistent with the surrounding area, compatible with the rural landscape, and supportive of rural infrastructure (private septic and well). As outlined in latter sections of this Report, the proposed new lot will comply with the minimum distance separation formulae. The subject property is also not located on existing agricultural lands.

4.2 City of Ottawa Official Plan (2022)

The City of Ottawa Official Plan was approved November 4, 2022. The Plan provides a framework for the way that the City will develop until 2046, when it is expected that the City's population will surpass 1.4 million people. The Official Plan directs how the City will accommodate this growth over time and sets out the policies to guide the development and growth of the City.

4.2.1 Rural Transect

The subject property is located within the Rural Transect, as identified on Schedule A – Transect Policy Area. The Rural Transect area accounts for approximately 80 percent of the City's total land area. The use of land in this transect area varies in intensity from untouched natural areas and cultivated farmland to more intense development within villages and commercial industrial areas.

The following policies are applicable to the subject property and the proposed Consent and Minor Variance applications:

- / Policy 1 of Section 5.5.1 – Built form in the Greenbelt and Rural Transect areas, where development is permitted shall be low-rise.
 - b) Outside Villages, where development is permitted, built form and site design shall be premised on maintaining the rural character, image and identity; and
 - c) Outside of Villages, sites shall be designed to locate surface parking, storage and paved areas far from the road frontage, and access to such areas shall be designed to maintain rural character. The frontage along the road shall be landscaped and treed in a way that respects the rural landscape and enhances the green edge of rural roads. Elements such as low fences, hedges or landscape-based ornaments may be used to enhance the site frontage.
- / Policy 2 of Section 5.5.1 – Development in the Greenbelt and Rural Transect areas shall:
 - a) Be of low density throughout, with the majority of residential uses and commercial and institutional uses concentrated within Villages;
 - c) Allow for uses that integrate well with the natural environment and rural area;
 - e) Be adequately serviced and not create any risk that cannot be adequately mitigated, to the quality and quantity of groundwater for the surrounding area

The proposed severance will create a new residential lot in the rural area, outside of a village boundary. The proposed new lot has not yet been designed for future development, but it is anticipated that any future development on the lot will be premised on maintaining the rural character, image, and identity.

4.2.2 Rural Countryside Designation

The subject property is designated as "Rural Countryside" on Schedule B9 – Rural Transect Area (Figure 8). The Rural Countryside is made up of a variety of low-intensity uses such as farming, small-scale industries and outdoor recreation and tourism supportive uses. The Rural Countryside also contains clusters of low-density residential units. The intent of the Rural Countryside 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.

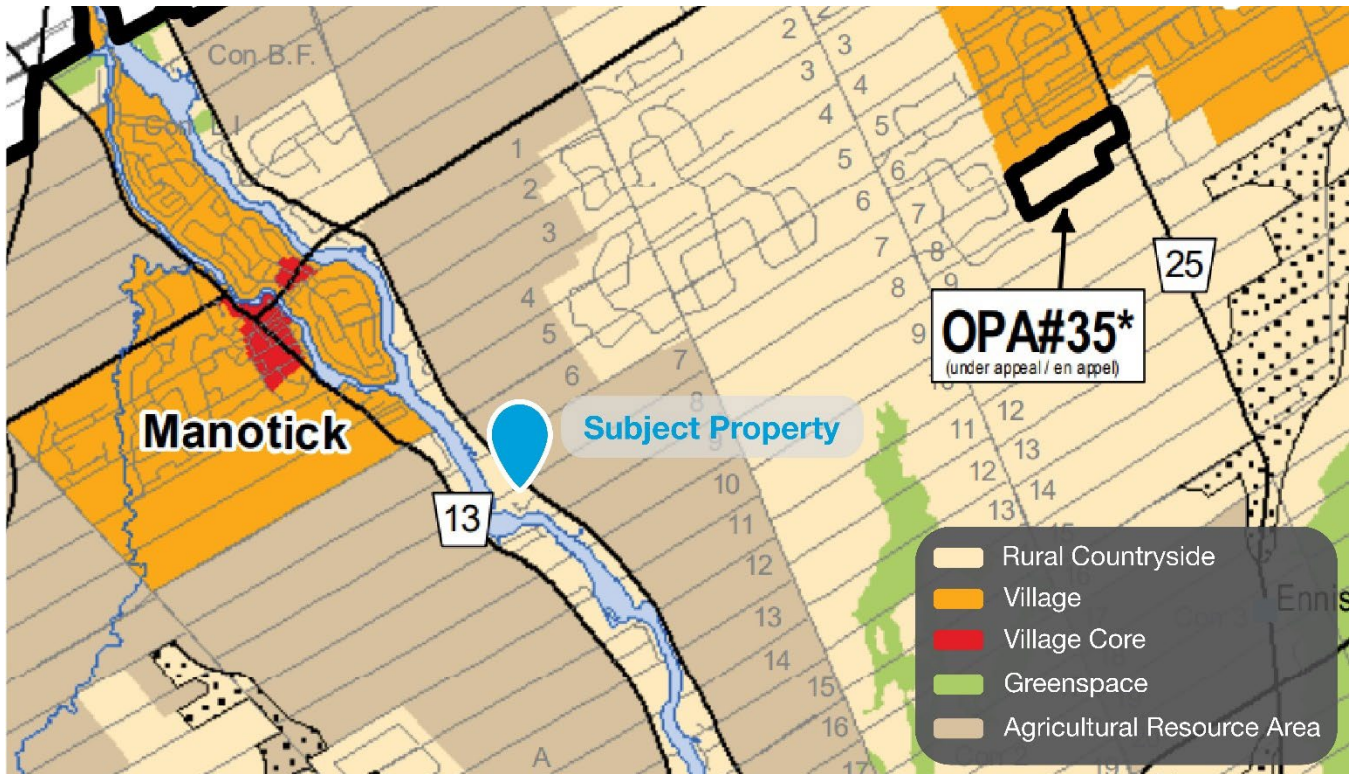


Figure 8. Extract of Schedule B9 - Rural Transect Area, City of Ottawa Official Plan

The following policies are applicable to the subject property and the proposed Consent and Minor Variance applications:

- / **Policy 1 of Section 9.2.2** – The following uses may be permitted:
 - a) Forestry, conservation and natural resource management activities;
 - b) Agriculture, agriculture-related and on-farm diversified uses;
 - c) **Residential uses according to the policies of this plan;**
 - d) Animal services boarding, breeding and training and equestrian establishments;
 - e) Bed and breakfasts;
 - f) Utility Installations;
 - g) Cemeteries; and
 - h) Sand and gravel pits.
- / **Policy 3 of Section 9.2.3** – 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:
 - b) Where an infill lot is proposed between two existing dwellings not more than 250 metres apart on the same road and opposite the front yard of an existing dwelling the following conditions apply:
 - i) The proposed lot is a minimum of 0.8 hectares in size and is generally consistent with the size of surrounding lots on either side and immediately opposite;
 - ii) The retained lot is a minimum of 0.8 hectares in size and is generally consistent with the size of surrounding lots on either side and immediately opposite;

- e) In all circumstances:
 - i) The proposed and retained lots have frontage on an open, maintained public road;
 - ii) The proposed and retained lots can be adequately serviced without impacting existing private services on adjacent lots;
 - 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
 - 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. [Amendment 5, By-law 2023-403, Omnibus 1 item 64, September 13, 2023]

The proposed severance and creation of a new residential lot is permitted on the subject property as per the policies of the Official Plan. The proposed new lot is considered an infill lot as the existing dwelling and abutting dwelling to the north are less than 250 metres apart on the same road (River Road) and opposite the front yard and an existing dwelling. The proposed severance adheres to the required minimum lot sizes for the severed parcel and the retained parcel. Additionally, the proposed lots will have frontage on a public road (River Road). The proposed severance will result in one (1) new lot and one retained lot, which is within the maximum number of lots permitted to be created.

4.2.3 Protection of Health and Safety

The City has identified environmental conditions and constraints that can result in hazards to human life or health and damage or loss of value to property. These environmental conditions and/or constraints to development may be natural hazards such as flood plains and unstable soils, or hazards that result from human activity including contaminated sites, mine hazards and land affected by noise.

A flood plain has been identified on the subject property, as identified on Schedule C15 – Environmental Constraints (Figure 9).

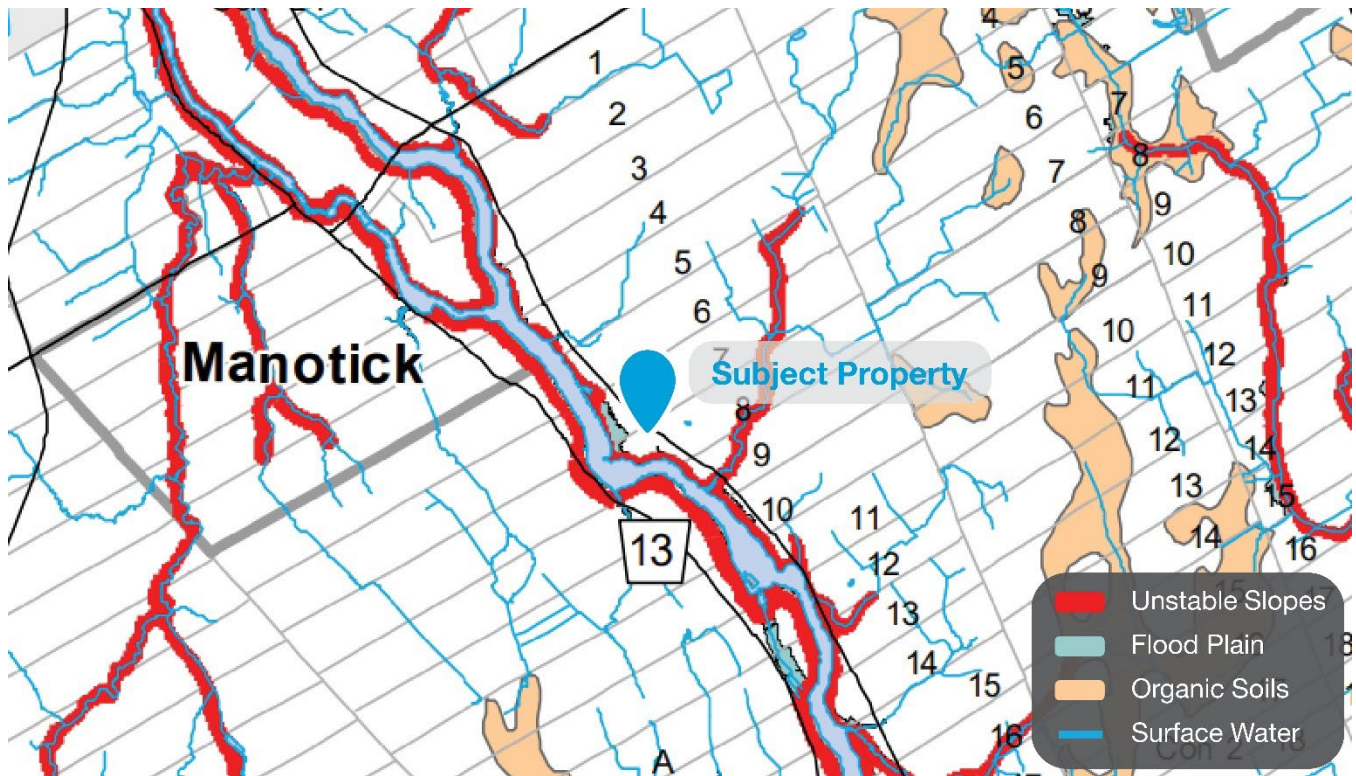


Figure 9. Extract of Schedule C15 - Environmental Constraints, City of Ottawa Official Plan

The following policies are applicable to the subject property and the proposed Consent and Minor Variance applications, as they relate to the flood plain:

- / Policy 1 of Section 10.1.1 – Development and site alteration shall not be permitted in the 1 in 100-year flood plain or in an erosion hazard area.

As outlined in Section 10.1.1, lands within the flood plain are subject to regulations under Section 28 of the *Conservation Authorities Act*. While the proposed Consent application will sever the existing floodplain on the subject property, no buildings are proposed to be developed within the flood plain. As demonstrated in earlier sections of this report, there will be adequate land available on the severed parcel to accommodate future development outside of the flood plain. Further, the proposed Consent application will result in two (2) lots that are similar in shape and size as the properties to the north on the west side of River Road, consistent with the criteria for lot division described in the *Planning Act*. The proposed severance within the flood plain is appropriate and any future development that occurs in proximity to the flood plain will be subject to a permit by the Rideau Valley Conservation Authority under Section 28 of the *Conservation Authorities Act*.

4.3 City of Ottawa Comprehensive Zoning By-law (2008-250)

The subject property is zoned Rural Residential, Subzone 2 (RR2) in the City's Comprehensive Zoning By-law (2008-250) (Figure 10). The purpose of the Rural Residential zone is to:

- / Recognize and permit large-lot residential development in planned subdivisions and to acknowledge existing smaller lot development in areas designated as General Rural Area or Rural Natural Features in the Official Plan;
- / Recognize clusters of existing residential development found in areas designated as Agricultural Resource Area or Greenbelt Rural in the Official Plan;

- / Permit residential-only uses as well as related and accessory uses;
- / Regulate development in a manner that respects both the residential character of the area and the surrounding rural context.

The Rural Residential (RR) zone is split into many different subzones. The RR1 to RR3 subzones are used for existing country lot developments, while the RR zone is to be used for new subdivision development. The RR4 to RR12 subzones are used for existing small lot size rural development in hamlets, along riverfronts and rural lot clusters, and golf course estate subdivisions. As noted above, the subject property is zoned RR2.



Figure 10. Zoning Map

The permitted uses within the RR2 zone include:

- | | |
|------------------------|-------------------------------|
| / Bed and breakfast; | / Home-based day care; |
| / Detached dwelling; | / Retirement home, converted; |
| / Group home; | / Additional dwelling unit; |
| / Home-based business; | / Urban agriculture |

The table below demonstrates the proposed retained and severed parcels' compliance with the existing provisions of the Zoning By-law. No changes are proposed to the retained lands and the existing detached dwelling. No development is currently proposed on the severed lands, however, any future development will be required to comply with the applicable provisions of the Zoning By-law.

Table 2. Rural Countryside Zoning Provisions

Zoning Provision	Required (RR2)	Provided	Compliance
Minimum Lot Area	8,000 m ²	Severed: 12,914.2 m ² Retained: 24,761.8 m ²	Yes Yes
Minimum Lot Width	50 m	Severed: 40.58 m Retained: 58.6 m	No Yes
Minimum Front Yard Setback	12 m	Severed: n/a Retained: >12 m	n/a Yes
Minimum Rear Yard Setback	23 m	Severed: n/a Retained: >23 m	n/a Yes
Minimum Interior Side Yard Setback	6 m	Severed: n/a Retained: 11.09 m	n/a Yes
Maximum Height	11 m	Severed: n/a Retained: <11 m	n/a Yes
Maximum Lot Coverage	8%	Severed: n/a Retained: Approx. 2%	n/a Yes

While the design of any future residential development on the proposed severed parcel has not been finalized, the parcel generally complies with the provisions of the Zoning By-law. Any future development will be subject to a detailed zoning compliance review at the time of Building Permit.

The proposed Consent and Minor Variance applications generally comply with the provisions of the Zoning By-law, except for the proposed lot width of the severed parcel. Although the proposed lot width for the severed lot does not comply with the requirements of the RR2 zone, the required lot area provision is met. As such, the lot is considered to be adequate in size for future development within the RR2 zone.

5.0 Minimum Distance Separation

Publication 853, issued by the Ministry of Agriculture, Food and Rural Affairs (OMAFRA), provides the definitions, implementation guidelines and factor tables (i.e. calculations) which collectively make up the MDS formulae referenced in the Provincial Policy Statement, as well as additional information to assist with the interpretation and application of the MDS formulae. The factor tables or calculations are conducted using the AgriSuite software supplied by OMAFRA, while the definitions and guidelines provide necessary direction to interpret and apply the calculations.

5.1.1 Requirement for MDS Setback

Publication 853 provides two classes of MDS formulae: MDS I and MDS II. MDS I applies to setbacks between the proposed new development and existing livestock facilities, while MDS II applies to setbacks from new, enlarged or renovated livestock facilities and existing or approved development. The proposal seeks to sever an existing residential lot to create one (1) new lot for residential use, and is therefore subject to MDS I.

In accordance with Implementation Guidelines (IG) #2, an MDS setback is required for proposed lot creation in accordance with IG #8 and #9. IG #8 requires an MDS I setback for both the severed and retained lots and IG #9 requires an MDS I setback for a newly created surplus dwelling lot. As the proposed severance is not creating a lot for a residence surplus to a farming operation, IG #9 does not apply.

The Provincial Planning Statement provides explicit direction that new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae (Policy 5 of Section 2.6).

MDS I setbacks are calculated based on the nature of the proposed land use and are divided into Type A (less sensitive) and Type B (more sensitive) land uses. Type A land uses are described in IG #33 and are characterized by lower density of occupancy, habitation or activity and include agriculture-related and on-farm diversified uses, industrial uses, agricultural lot creation, residential lot creation that does not result in a concentration of four or more lots in immediate proximity and building permits for dwellings on existing lots outside of a settlement area. Type B (more sensitive) land uses are generally higher density in terms of occupancy, habitation and activity as described in IG #34 and include Official Plan and Zoning By-law Amendments to permit development excluding industrial or dwellings, outside of settlement areas. As the proposed severance represents residential lot creation that will result in a concentration of four or more lots, the proposal represents a Type B (more sensitive) land use.

5.1.2 Investigation Distance

Where an MDS setback is required, it must be measured from all existing livestock facilities and anaerobic digesters that are reasonably expected to be impacted by the proposed development. IG #6 establishes the investigation distance for a proposed Type B land use as 1,500 metres.

Using aerial and street view imagery, we identified four (4) possible livestock facilities within 1,500 metres of the site located at the following municipal addresses:

- / 1499 River Road Barn #1, #2, #3
- / 1847 River Road Barn #4

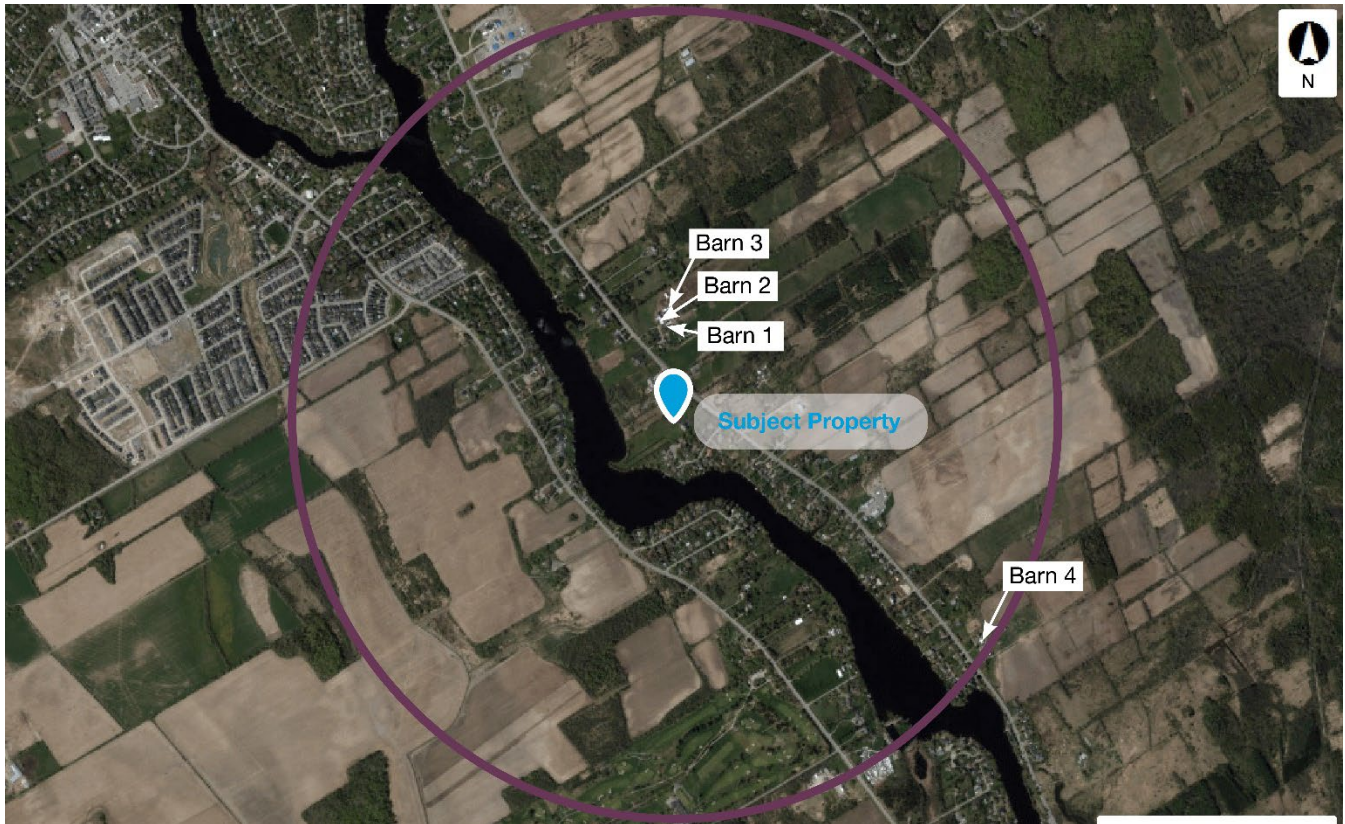


Figure 11. Minimum Distance Separation Diagram identifying potential livestock facilities within a 1,500 metre radius of the proposed severed parcel

IG #12 allows for a reduced MDS setback where there are four or more uses or dwellings of equal or greater sensitivity in the intervening area between the site and identified livestock facilities. The intervening area is described as a 120-degree arc extending from the barn in question toward the site. As outlined in Figure 12 and Figure 13, Barns 1 through 4 are determined to be separated by four (4) or more non-agricultural uses or residential dwellings of equal or greater sensitivity. The setback from these barns to the extent of the fourth non-agricultural use or residential dwelling are less than the distance to the proposed severed property, and as such, these barns are anticipated to have no impact on the proposed new residential lot.



Figure 12. Application of IG #12 for Barn 1-3 at 1499 River Road demonstrating dwelling units within the 120-degree intervening area

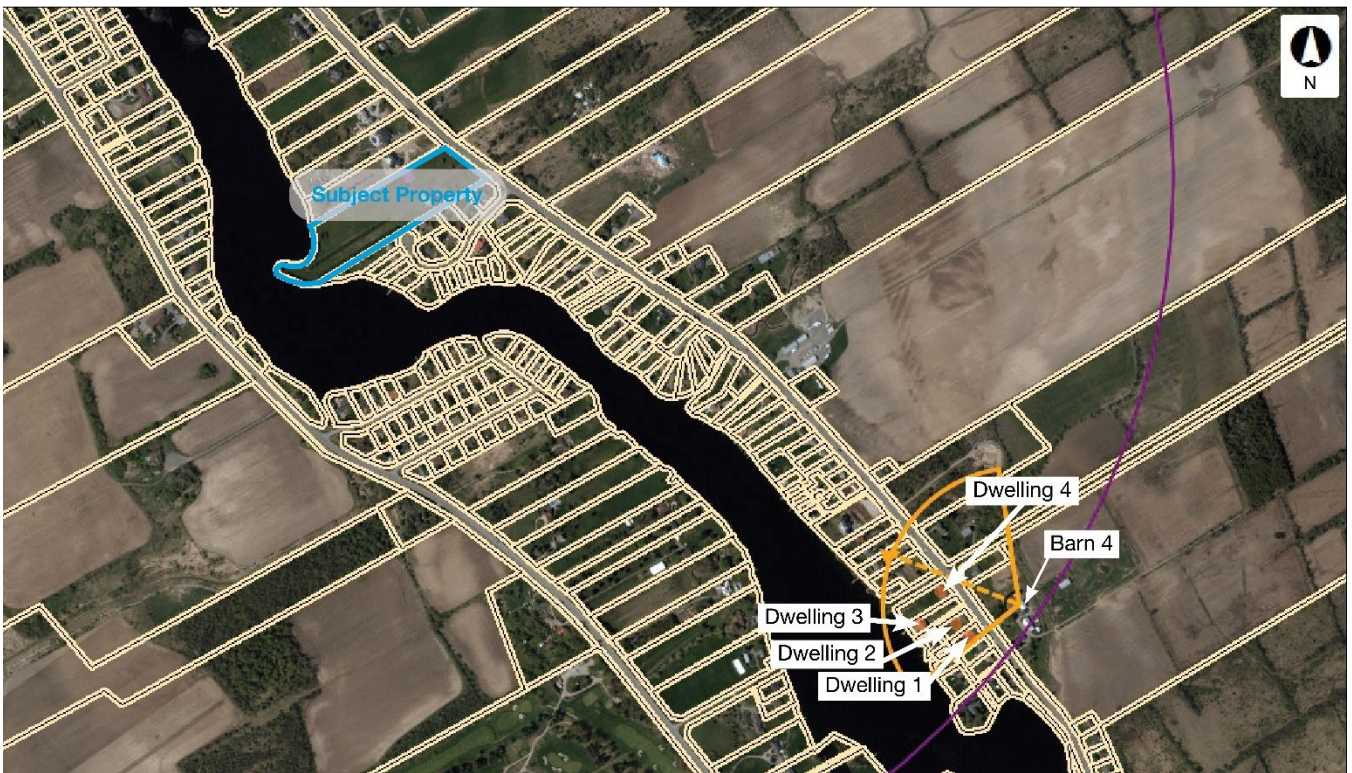


Figure 13. Application of IG #12 for Barn 4 at 1847 River Road demonstrating dwelling units within the 120-degree intervening area

5.1.3 MDS Study Results

In accordance with IG #12, the MDS setbacks for both identified properties are limited by existing non-agricultural uses or equal or greater sensitivities. In each case, four dwellings of equal sensitivity were positioned within the 120-degree arc extending toward the site. The findings of these investigations confirm the four (4) potential barns within 1,500 metres of the site do not impact the proposed severance.

Consent Application

It is our professional opinion that the application meets the criteria for lot division as described in Section 53(1), 53(12) and 51 of the *Planning Act*. As the proposal does not include an internal road network, major servicing or other elements of a subdivision, the following criteria are generally those which apply to applications for consent:

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

The proposed severance is consistent with the policies of the Provincial Planning Statement (2024) by facilitating the provision of housing in a location that does not result in undue or adverse impacts to the surrounding neighbourhood and context.

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

The proposed severance allows for the creation of one (1) new lot for residential purposes in the rural area. The proposed severance will create lots of a size that can accommodate the services available in the rural area. The application is therefore not premature and is in the public interest.

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

As outlined in the preceding section of this report, the proposed severance conforms with the policies of the City of Ottawa Official Plan. The severance is consistent with the policy direction of the Rural Transect and the Rural Countryside designation.

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

The proposed severance of the subject property will result in severed and retained parcels that are suitable for their intended use. The proposed new parcel and the retained parcel will comply with the required lot area. While the severed lot does not comply with the required lot width, relief is being sought through a concurrent Minor Variance application. The proposed lot width is generally consistent with the lot width of the abutting parcel to the north. No undue adverse impacts are anticipated for the proposed new lots.

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;

The subject property, including both the severed and retained lands, will continue to have frontage on a public road (River Road). The public road is paved and is sufficient to support the proposed severance.

f) the dimensions and shapes of the proposed lots;

The proposed severed and retained lots will be a similar size and shape of other residential lots along River Road. As outlined above, the retained and severed parcels will meet all applicable policies of the Official Plan and provisions of the Zoning By-law, with the exception of lot width for the severed lot. Relief is being sought through a concurrent Minor Variance application to address the deficient lot width. The proposed lot width is generally consistent with the lot width of the parcels immediately north of the proposed severed parcel.

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;

The proposed severance does not impose any restrictions on the land or nearby buildings and is consistent with the Rural Countryside zone.

h) conservation of natural resources and flood control;

The subject property abuts the Rideau River, which is subject to a flood plain. The proposed severance will subdivide the floodplain; however, sufficient space will be available on the site to accommodate future development outside of the flood plain. No significant natural features have been identified through the Official Plan schedules.

i) the adequacy of utilities and municipal services;

The retained and severed lands will be privately serviced. The severed parcels have been designed with an adequate lot area to accommodate a septic system.

j) the adequacy of school sites;

The proposal for the new lot is modest in size/area and is not anticipated to generate enough students to impact the local school system.

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

No land is proposed to be dedicated or conveyed for public purposes.

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

The proposed lot is not anticipated to have an impact on energy delivery.

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.

A Site Plan Control application is not required for the creation of lots or the development of single-detached dwellings.

7.0

Minor Variance Applications: The Four Tests

It is our professional opinion that the applications meet the “Four Tests” of a Minor Variance, as described in Section 45 of the *Planning Act*.

7.1 Does the proposal maintain the general intent and purpose of the Official Plan?

The proposed Minor Variance application conforms to the general intent and purpose of the Official Plan.

The subject property is designated Rural Countryside within the Rural Transect in the City of Ottawa Official Plan. The minor variance application is consistent with the policies related to the overarching transect and land use designation. The proposed development represents a rural severance that will introduce one (1) additional residential lot in a rural area characterized by residential uses. Within the Rural Countryside designation, lot creation for the purposes of creating an infill lot is permitted, with a required lot area for both the severed and retained parcels of 0.8 hectares. The proposed severance will achieve the required lot area as outlined in the Official Plan.

The proposed Minor Variance application maintains the general intent and purpose of the Official Plan.

7.2 Does the proposal maintain the general intent and purpose of the Zoning By-law?

The subject property is zoned Rural Residential, Subzone 2 (RR2) in the City of Ottawa’s Comprehensive Zoning By-law. The intent of the RR2 zone is to permit residential-only uses as well as related and accessory uses, as well as permit large-lot residential development.

A zoning compliance table has been provided in Section 4.3 of this report, which summarizes the provisions of the RR2 zone. One (1) variance is required for the minimum lot width for the severed parcel. All other provisions of the RR2 are met. While no development is currently contemplated on the severed parcel, future development will comply with the RR2 zone.

The variance being requested meets the general intent and purpose of the Zoning by-law, as the proposed lots will continue to satisfy the required lot area, demonstrating that there is adequate space on both parcels to accommodate residential uses permitted in the RR2 zone.

7.3 Is the proposal minor in nature?

This Planning Act test is generally understood to involve the consideration of negative impacts from the proposed variances. The variance, which is seeking a reduction in the required lot width for the severed parcel from 50 metres to 40.58 metres, will result in a lot that is generally consistent with the lots to the north of the subject property. As such, if the narrower lot width can even be detected, the reduction being proposed would certainly not generate negative impacts on the adjacent properties which is character by similar lot widths. As stated in earlier sections of this report, the severed lot will continue to meet lot area requirements, and as such, is an appropriately sized lot, as per the Official Plan. The severed lot will have approximately 6,400 square metres of area on the lot available for development, outside of the existing flood plain and required setbacks.

The proposed variance is considered to be minor in nature, as no undue impacts on the neighbouring properties or the broader community are anticipated.

7.4 Is the proposal desirable for the appropriate development and use of the land?

The requested variance will allow for the introduction of one (1) new lot within the rural area, along a rural arterial road already characterized by this type of lot fabric. The resultant lot will be consistent in lot area and width as the parcels to the

north. The proposed severance line uses the existing masonry fence post and line of trees on the severed parcel to guide the division of the subject property, resulting in the reduction of the minimum required lot width. Ample space will be available for future residential development on the proposed severed parcel that will be compliant with all other provisions of the Zoning By-law. As outlined in the earlier sections of this report and the Official Plan, severances that result in infill development are permitted within the Rural Countryside designation.

As outlined above, the proposed variance is desirable and appropriate for the development of the property.

8.0 Conclusion

It is our professional opinion that a full Plan of Subdivision is not required for the orderly development of the lands, and a Consent is appropriate for the subject property.

The proposal to create one (1) new lot from an existing parcel satisfies the *Planning Act* criteria for a Consent and conforms with the policies of the Provincial Planning Statement and the City of Ottawa Official Plan.

Further, it is our professional planning opinion that the proposed Minor Variance constitutes good planning as:

- / The proposal is consistent with the Provincial Planning Statement (2024);
- / The proposal conforms to the policies and objectives of the Rural Countryside designation and the policy direction of the Official Plan (2022) as a whole;
- / The proposal meets the intent of the RR2 zone and the City of Ottawa Comprehensive Zoning By-law (2008-250); and
- / The proposed minor variances meet the four (4) tests as set out in the *Planning Act*.

Sincerely,



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Planner



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