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Severance and Minor Variance Applications

3458 March Road

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

January 15th, 2026



3458 March Rd



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

January 13th, 2026

Attn: Mr. Michel Bellemare
Secretary Treasurer

Re: 3458 March Rd
(Severance and Minor Variance applications) - Ward 5
Timothy Klassen & Silvia Klassen
Part of Lot 15 Concession 8 Huntley Part 2, 5R1582; West Carleton; City of Ottawa

Site Context

On behalf of our clients, we are submitting the enclosed Consent to Sever and Minor Variance applications for the property located at 3458 March Rd. The application proposes to sever two lots from the existing parcel, each measuring approximately 0.81 hectares, while the retained lot will remain at approximately 10 hectares. In total, the severances will result in three lots within the original parcel; two severed (**parts 1 and 2**) and one retained (**part 3**). There is an existing detached house, an accessory garage, a well and a septic within the severed lot on **part 1**. The retained lot (**part 3**) and severed lot (**part 2**) have no existing buildings, but a new dwelling will be proposed within a 0.2 ha building envelope identified by the Environmental Impact Study (EIS), which is large enough to accommodate a dwelling, accessory buildings and services (well and septic).

The subject property is zoned RU- Rural Countryside and EP3- Environmental Zones (only on the western portion of the land) as per the City of Ottawa Zoning By-Law (2008-250, as amended). The subject property is located in the Rural transect, designated as Rural Countryside and Greenspace (only on the western portion of the land) as per the City of Ottawa Official Plan (2022).

Furthermore, under the proposed zoning outlined in the City Staff and Planning Committee Zoning By-law (2026-50, Final Draft), the subject property remains zoned RU- Rural Countryside and EP3- Environmental Zones, with minor relaxations to certain zoning provisions.

The purpose of these consent applications is to create two new lots (**parts 1 and 2**), with **Part 1** having approximately 54 m (177.16 ft) of frontage on March Road and **Part 2** having approximately 25 m (82.02 ft) of frontage. The retained lands (**Part 3**) will maintain approximately 94 m (308.4 ft) of frontage and an additional 25 m (82.02 ft) of frontage along March Road. The structure of the severance application is to sever **Part 1** from **Part 2 & Part 3**, and sever **Part 2** from **Part 1 & Part 3**.

The resulting parcels will be:

- **Part 1** will comprise an existing detached dwelling, accessory garage, private well,



and septic system (3.2 m to the proposed lot line), with an area of approximately 0.81 ha (2 acres) and 54 m of frontage;

- **Part 2** contains no existing buildings; however, a future residential dwelling is proposed within a 0.2 ha building envelope identified in the EIS, on a lot with an area of ~0.81 ha (~2 acres) and a frontage of ~25 m (~82.02 ft), and;
- **Part 3** also contains no existing buildings; however, a future residential dwelling is proposed within a 0.2 ha building envelope identified in the EIS, on a lot with an area of ~10 ha (~24.71 acres) and frontages of ~94 m (~308.4 ft) and ~25 m (~82.02 ft)

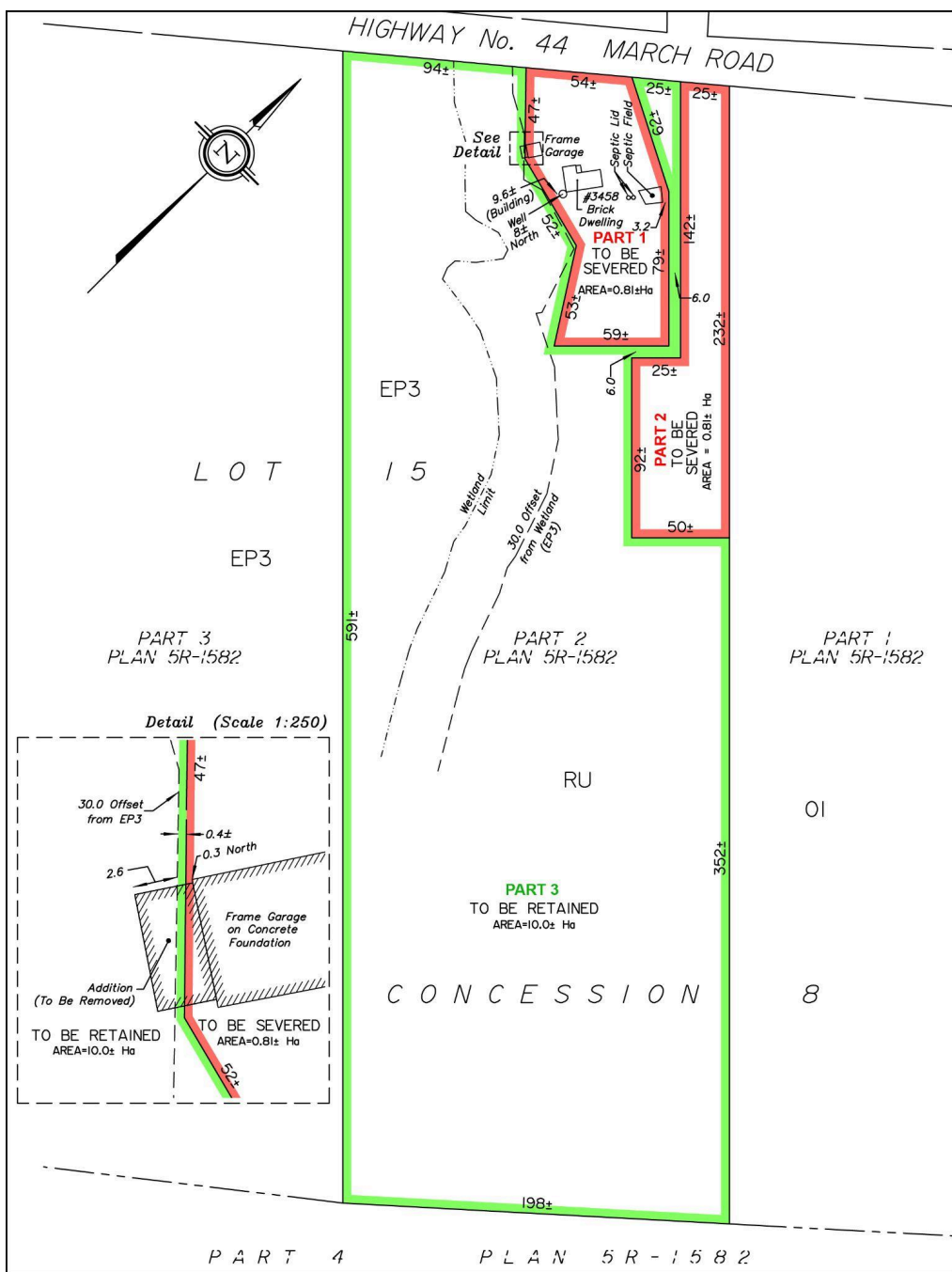


Fig.1. Severance sketch showing **Parts 1 & 2** to be **severed** and **Part 3** to be **retained**.

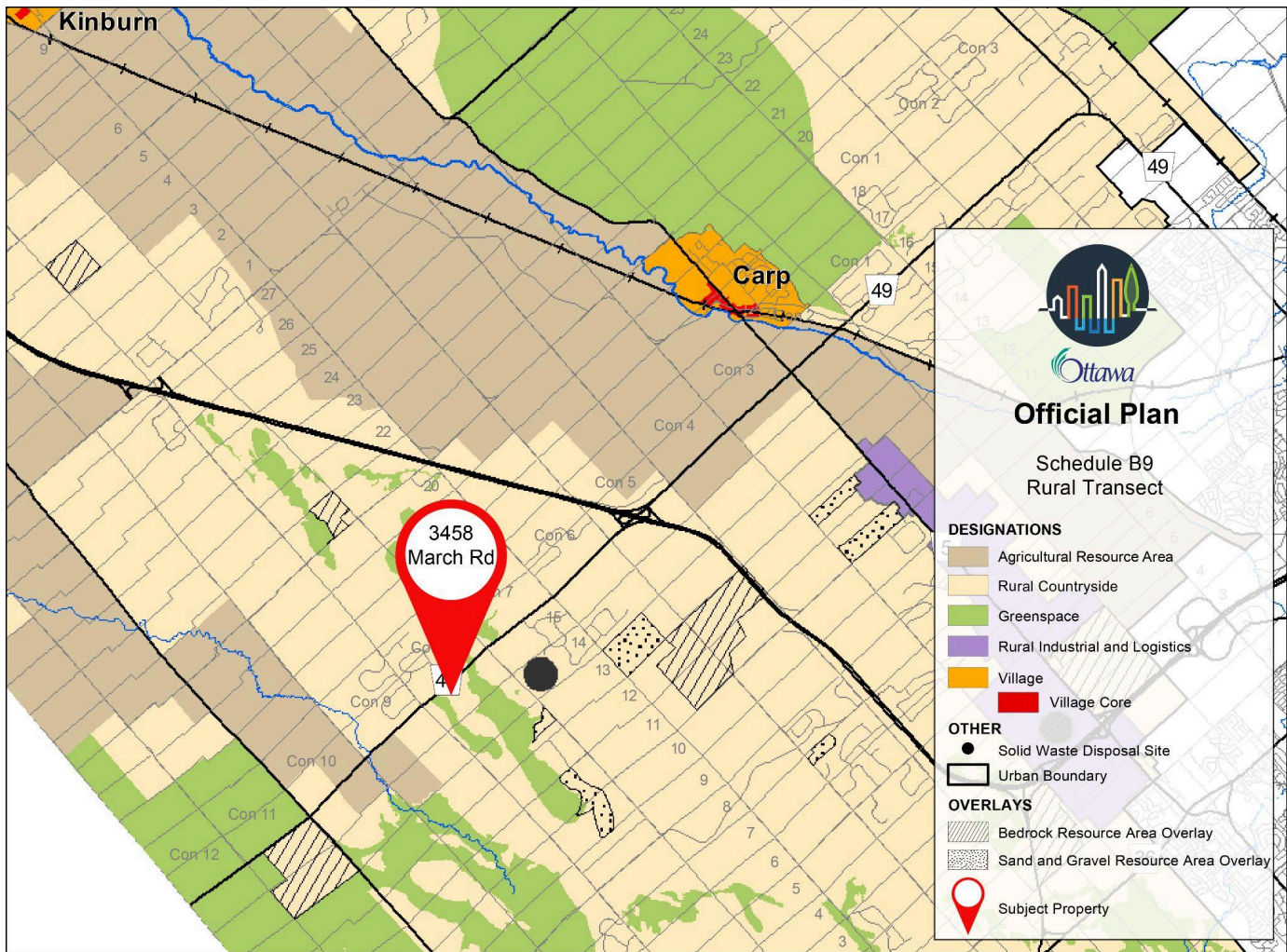


Fig.2. Schedule B9 - Rural Transect, City of Ottawa Official Plan.



Fig.3. Aerial imagery showing parts 1 and 2 to be severed and part 3 to be retained, and the surrounding context of the subject site, including existing rural residential estate lots to the north and northwest, Google Earth.



Consent to Sever Application

Section 53 (1) of the Planning Act indicates that ‘ an owner, chargee or purchaser of land, or such owner’s, chargee’s or purchaser’s agent duly authorised in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 2021, c. 25, Sched. 24, s. 4 (1).

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

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- (a) the protection of ecological systems, including natural areas, features and functions;
 - (b) the protection of agricultural resources of the Province;
 - (c) the conservation and management of natural resources and the mineral resource base;
 - (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
 - (e) the supply, efficient use and conservation of energy and water;
 - (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
 - (h) the orderly development of safe and healthy communities;
 - (p) the appropriate location of growth and development;

Response: This property is located in the Rural Transect and designated Rural Countryside and Greenspace (only on the western portion) under the City of Ottawa Official Plan, and is not within the Agricultural Resource Area designation.

As per Policy 9.2.3 of the Official Plan, a maximum of two new lots may be created from any existing lot as of May 14th, 2003 within this designation. Furthermore, the retained lands must be at least 10 hectares, while each severed lot must have a minimum lot size of 0.8 hectares, and the proposed lot configuration meets these criteria.

The configuration of the proposed lots and access has been driven by site-specific environmental and servicing constraints. A Provincially Significant Wetland (PSW) occupies the western portion of the property, and the PSW and its required 30 m setback together contain approximately 94 m of the 198 m frontage along March Road, leaving only about 105 m of frontage available for development. In accordance with Sections 4.8.1(5) and 7.3(2)(e) of the Official Plan, development, lot line adjustments and site alteration are prohibited within Significant Wetlands and their setbacks. To comply with these policies, all severance lines, building envelopes and access driveways are located

outside of the PSW and its 30 m setback. The existing accessory garage currently extends slightly into the 30 m PSW setback; as part of these applications, the owner is willing to remove the portion of the garage within the PSW setback so that all buildings are fully outside the PSW buffer and comply with the provisions.

Within the remaining developable frontage, Policy 9.2.3 of the Official Plan allows a maximum of two new lots to be created from the existing lot, and the RU zone requires a minimum lot width of 50 m. Because only ~111 m of frontage is available outside the PSW and its setback, it is not possible for all three resulting lots to achieve a full 50 m frontage while also accommodating existing infrastructure.

Part 1 must include the existing dwelling, garage and septic system, and the septic field must be located at least 3 m from any lot line to satisfy Conservation Authority and septic regulations. As a result, the Part 1 severance line cannot extend straight south from the 54 m frontage and must widen to include the septic and provide the required setback from the septic field.

The remaining frontage is then shared between Parts 2 and 3, each at approximately 25 m, with access to the retained Part 3 provided between Parts 1 and 2. The access to the retained Part 3 is therefore a narrower driveway corridor located between Parts 1 and 2, positioned to avoid the PSW and its setback on one side and the existing septic and its required separation distance on the other (fig.4). This configuration minimizes intrusion into constrained areas, provides safe, independent access to each lot, and limits the variances required to lot width and side yard setback to the garage only, representing an appropriate and orderly form of rural development in the circumstances. From the street, the development will read as three rural driveways serving three single detached homes, while the rear portions of the property remain largely natural and the PSW and its buffer are retained in their current form, reinforcing the existing rural and environmental character.

In considering matters of provincial interest related to the orderly development of safe and healthy communities, the proposed lot configuration for Parts 1, 2, and 3 represents an appropriate and compatible form of rural subdivision. Several nearby properties, including but not limited to 1470 Howie, 3220 March, 3496 Vaughan Side, 1780 Peter Robinson, 3309 March, 121 Pleasant Creek, 3331 March, 1250 Howie, 151 Corkery Woods, 1367 Corkery, and 90 Howies, already exhibit irregular lot shapes that respond to local environmental and physical constraints (fig.5).

Within this context, the proposed lots at 3458 March Road do not introduce a new or unusual pattern; rather, the modest irregularities in the severance lines are a direct response to the presence of the Provincially Significant Wetland and its 30 m setback, the location of the existing dwelling, garage and septic, and the need to provide safe, individual driveway access to each parcel. The resulting lots are fully accessible, maintain appropriate building envelopes and servicing areas, and align with the established rural

lot fabric in the area, thereby supporting orderly and context-sensitive development consistent with provincial and municipal policy.

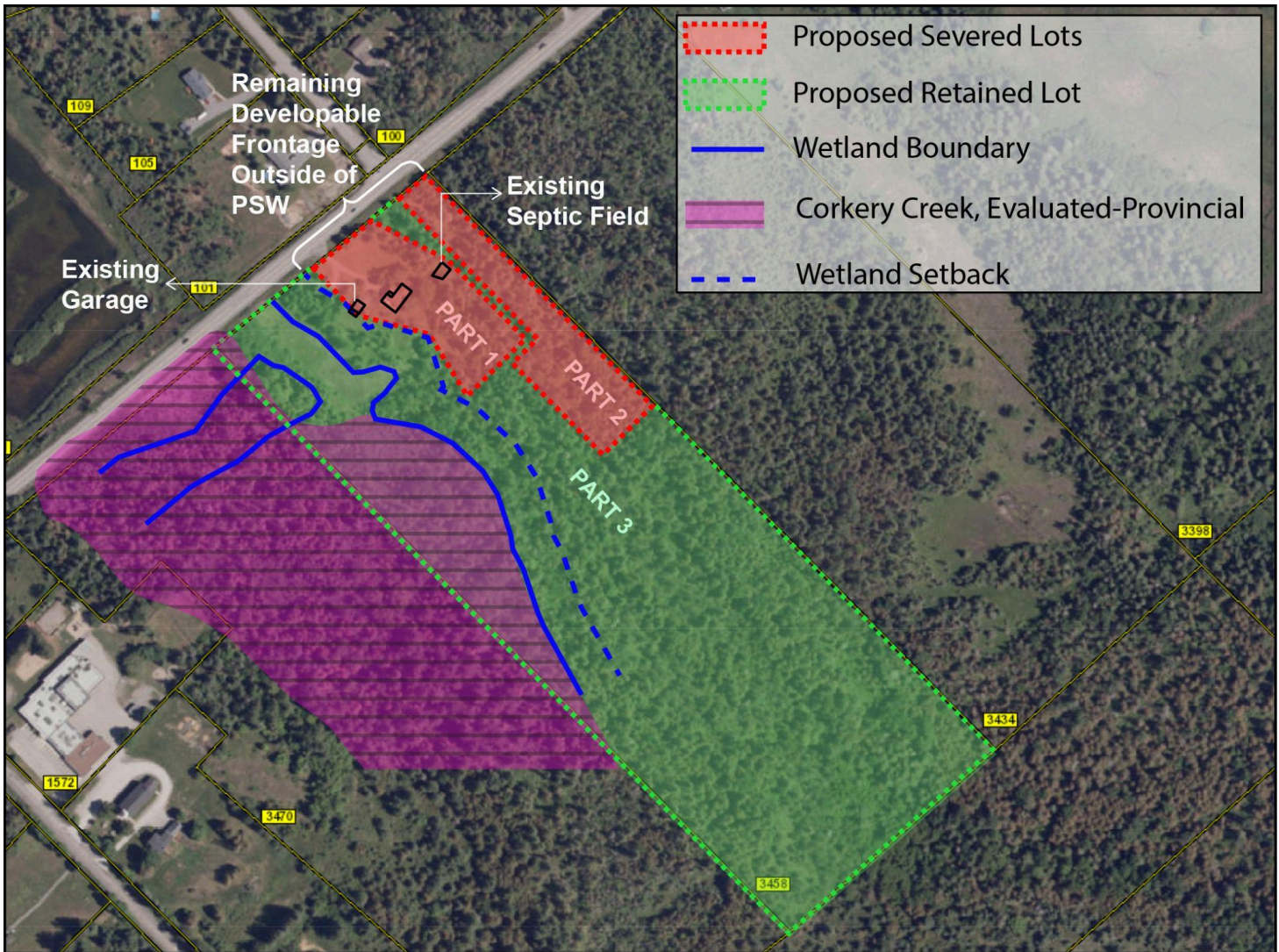


Fig.4. Conceptual sketch illustrating Parts 1, 2, and 3; the Provincially Significant Wetland and its 30 m setback; the existing dwelling, garage, and septic system; and the location of the proposed access driveways within the remaining developable frontage.

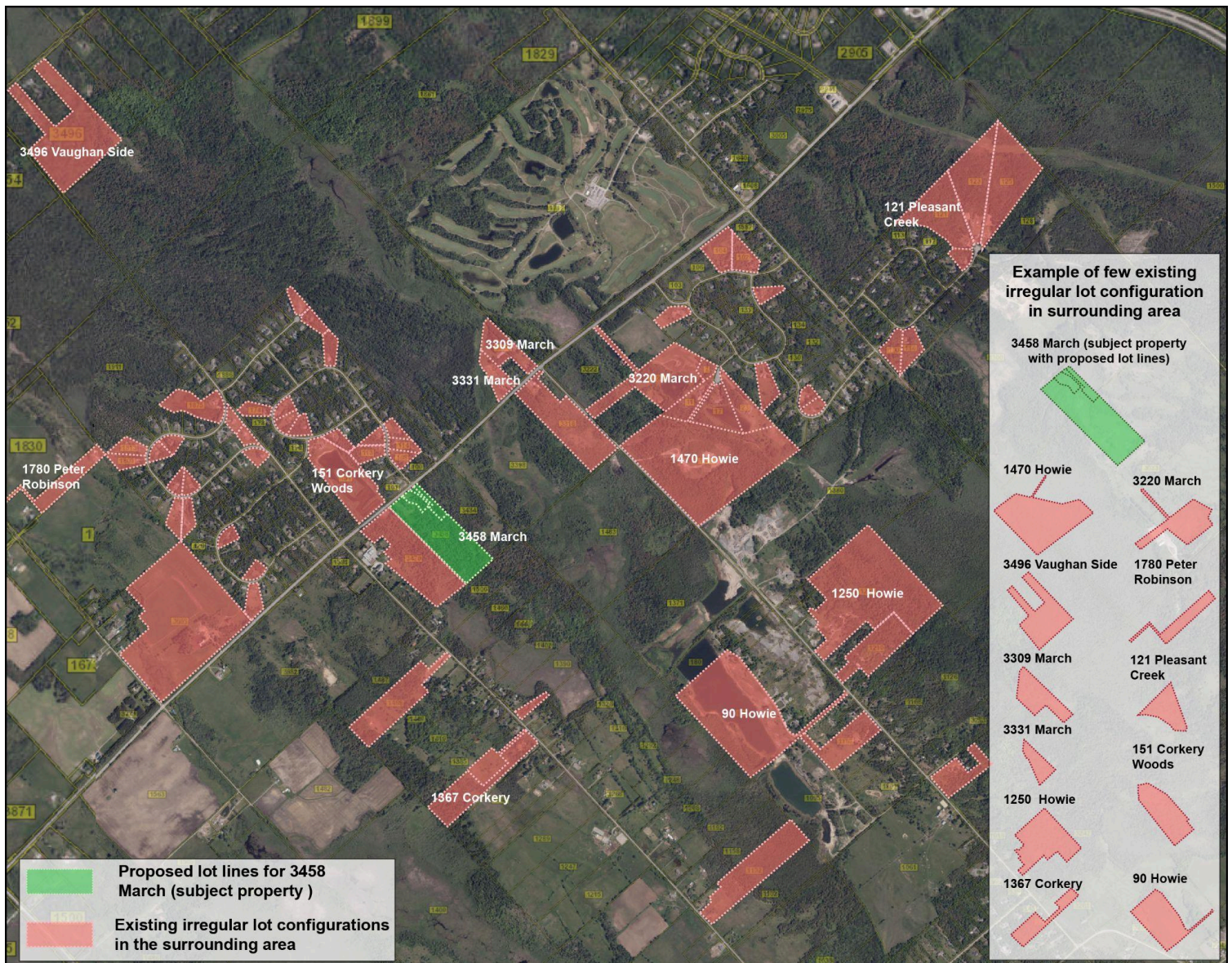


Fig.5. Examples of existing irregular lot configurations in the surrounding area, illustrating that the proposed lot lines for 3458 March Road are consistent with the established lot fabric and do not create an out-of-context or unusually shaped parcel, geoOttawa.

The proposed severances and future dwellings have been evaluated through the Environmental Impact Study. The EIS identifies Corkery Creek PSW and contiguous unevaluated wetland on the lands and confirms that all development, including the 0.2 ha building envelopes and associated services, will occur outside the 30 m wetland setback; building envelopes are located more than 30 m from the wetland edge and no watercourses or fish habitat are present, so no negative impacts on the wetland or surface water features are anticipated with standard mitigation measures.



The woodland within the subject lands forms part of a larger 52.67 ha significant woodland. Only approximately 0.40 ha would be removed, and the woodland continues to meet the City's significance criteria for size and ecological function before and after construction, maintaining its "significant" status. Development is also directed away from areas of potential organic soils and is located in an area assessed as low wildland fire risk, supporting safe and suitable conditions for rural residential use.

The new lots will employ private well and septic to provide adequate servicing to any new residential development. The lots front on a public road and will be eligible for municipal waste pick up and are located in close proximity to three other similarly sized residential properties. The proposed severances meet these criteria, ensuring that the subject property is an appropriate location for the proposed severances and the resulting lot pattern maintains the rural context and aligns with the City's planning policies.

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

Response: The proposed severances are not premature and are in the public interest, as they align with the severance policies of City of Ottawa's Official Plan and Zoning By-law. The property is designated Rural Countryside, where severances are permitted, and Greenspace, where no development is proposed. The proposal complies with natural heritage conservation policies, Provincially Significant Wetland setback requirements, and rural severance policies (see pages 26-29).

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

Response: The proposed severances conform to the Official Plan and align with relevant policies on sections 2.2.3 (7), 4.8.1(5), 5.5.1(1 & 2), 5.6.4.1(1 & 5), 7.3(2)(e), 9.2.3(3), and 9.2.2(1) for Natural Heritage System and Natural Heritage Features, preservation of health and limiting the fragmentation of Rural Countryside designation, Greenspace designation, Energy and Climate Change, Rural Transect Areas, and Rural Countryside designation (see pages 26-29).

Additionally, the proposed severances are consistent with the lot fabric of adjacent properties. Along March Rd and Peter Robinson Rd, several properties have been severed into one or two additional lots, resulting in parcels of comparable size. This demonstrates a pattern of appropriate rural land division, reinforcing that the proposal aligns with the existing development context and does not introduce fragmentation inconsistent with the area's character.

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

Response: The lands are physically and functionally suitable for the proposed rural residential severances. Parts 1 and 2 each provide approximately 0.81 ha (about 2 acres) of lot area, and the retained Part 3 provides approximately 10 ha, all of which meet or exceed the minimum lot area requirements for the RU zone and are appropriate for low-density rural residential use. The Environmental Impact Study identifies a 0.2 ha



building envelope for future residential development that is located outside the Provincially Significant Wetland and its 30 m setback and is of sufficient size to accommodate a dwelling, accessory structures, and private well and septic services while maintaining required clearances.

The suitability of the land for residential use is further demonstrated by the existing detached dwelling on Part 1, which is already supported by an established well and septic system with no identified servicing constraints. Development is directed away from organic soils and natural hazards, and each lot can be safely accessed from March Road via individual driveways located outside the PSW and its buffer. Collectively, these factors confirm that the subject lands are appropriate and suitable for the proposed rural residential subdivision.

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

Response: This proposal does not include any new roadway construction. The lots have adequate frontage on an open municipal roadway being March Rd.

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

Response: The dimensions and shapes of the proposed lots are appropriate and functional, ensuring efficient use of the land while maintaining the rural character of the area. The severances conform to Policy 9.2.3 of the City of Ottawa Official Plan, which establishes minimum lot size requirements for land division in the Rural Countryside designation. Although minor variances are required for lot width, the overall depth and area of each parcel ensure that the slightly irregular lot lines do not compromise functionality. Part 2 and Part 3 both have sufficient frontage to provide safe driveway access from March Road. Under Sections 107(2) and 107(1)(a) of the Zoning By-law, a single-lane driveway providing access to a parking space or garage requires a minimum width of 2.6 and 3.0 m. Even if a future driveway on either lot is designed at 4 m, each lot would still retain approximately 21 m of frontage on March Road, and at the narrowest point on Part 3 (the 6 m access corridor), a 4 m driveway would still allow about 1 m of clearance to each side lot line. Section 107(1)(a)(iii) identifies 6 m as the minimum width for a two-way driveway; while the 6 m corridor on Part 3 could technically accommodate this, it is expected that the future driveway will function as a single-lane rural driveway serving one detached dwelling, with a low likelihood of two vehicles using the driveway simultaneously. In all cases, both Part 2 and Part 3 retain large interior areas suitable for the 0.2 ha building envelopes identified through the EIS. Moreover, several nearby rural lots (fig.5) already exhibit irregular configurations, so the proposed lot shapes fit within the established lot fabric and do not introduce an unusual or unworkable pattern.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the

restrictions, if any, on adjoining land;

Response: The subject property is subject to environmental and policy-based constraints that include designations within the City's Natural Heritage System and proximity to Provincially Significant Wetlands. The proposed lot configuration and development approach have been carefully designed to respect these restrictions and ensure consistency with applicable Official Plan policies and environmental standards:

- *Provincially Significant Wetland (Corkery Creek PSW) and 30 m setback:* A large PSW and a contiguous unevaluated wetland occupy the western portion of the site. All buildings, services and lot lines must be located outside a minimum 30 m setback from the wetland edge. The building envelopes, proposed lot lines, and access roads for the new lots have been positioned more than 30 m from the PSW/unevaluated wetland (aligned with policy 4.8.1(5) and 7.3(2)(e) of the Official Plan), and the 30 m buffer is to be maintained in a natural, vegetated state with no development or site alteration.
- *Environmental Protection Zone (EP3) / Natural Heritage System Core Area:* The PSW and surrounding area are mapped as part of the Natural Heritage System Core Area and zoned EP3, where development is restricted to protect hazard lands and natural features. The proposal respects this by confining all development to the RU-zoned portion of the site; no new buildings or grading are proposed within the EP3 area, which will remain undisturbed as part of the natural heritage system.
- *Significant woodland:* The on-site forest forms part of a larger significant woodland of about 52.67 ha, which is protected under PPS and City policy from development that would cause negative impacts. The EIS limits clearing for this project to approximately 0.40 ha within two defined 0.2 ha building envelopes. The development follows this by locating the future dwellings within those envelopes and retaining the balance of the woodland in its existing condition, with tree protection measures around retained trees.
- *Potential Significant Wildlife Habitat (wetland) and Species at Risk:* The adjacent wetland may function as Significant Wildlife Habitat (e.g., amphibian breeding), and the site may be used by SAR bats and nesting birds, which restricts where and when vegetation can be removed. The development responds by keeping all building envelopes outside the 30 m wetland setback and by implementing the EIS mitigation: limiting tree/shrub removal to approved timing windows, conducting checks for wildlife, and stopping work and consulting the project biologist/MECP if any Species at Risk are encountered.
- *Organic soils:* The City has identified potential organic soils within the subject lands associated with wetland/low areas, and development is encouraged to avoid these zones unless soils/geotechnical work shows they are suitable. The EIS notes that



all potential development has been located outside the organic soil (wetland) areas, and any future proposal in those areas could be required to provide additional soils/geotechnical information to demonstrate suitability.

- *Tree conservation and protection of critical root zones: Remaining tree cover on and adjacent to the subject lands provides ongoing ecological functions (habitat, shading, climate and air-quality benefits), so trees outside the building envelopes are to be retained and protected. The proposed development responds by limiting tree removal to within the building envelopes, installing fencing around critical root zones of trees near construction, and prohibiting grading, refuelling, stockpiling and equipment operation within protected areas, ensuring no significant negative impacts on the broader environmental features and functions.*
- *Rights-of-Way (ROW) Protection: As per Table 1 of Schedule C-16 of the Ottawa Official Plan, arterial roads in rural areas require a 30-metre ROW (15 metres from the centerline to the front lot line). March Rd, classified as an arterial road under Schedule C-9, currently has an approximate 15-m setback. No further widenings to March Rd is required.*

The proposed severances comply with these restrictions, ensuring environmental integrity and alignment with Official Plan policies. There are no other known restrictions on the subject or adjoining lands that would impact the proposed lot creation.

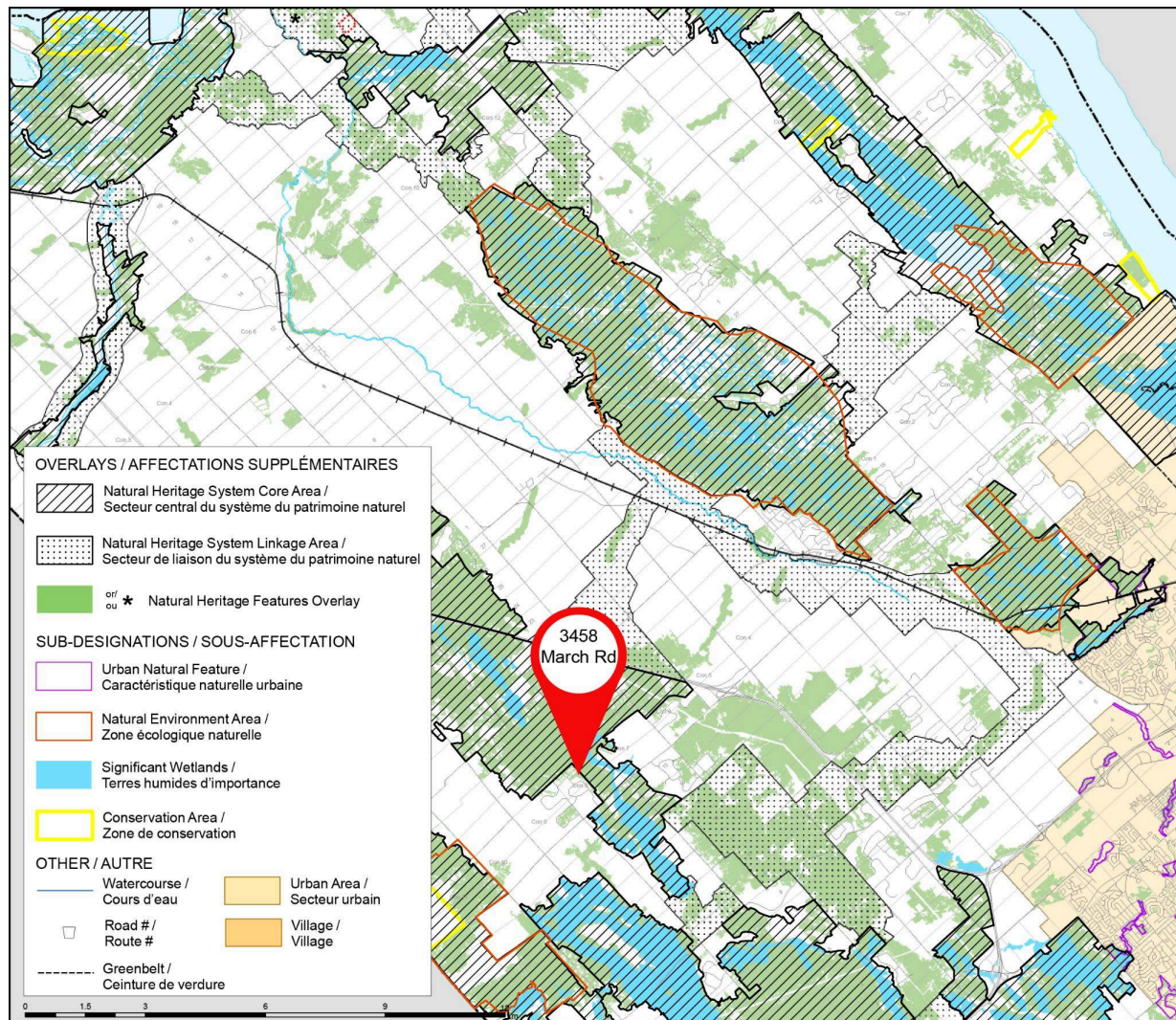


Fig. 6. Schedule C11-B - Natural Heritage System, City of Ottawa Official Plan.

h) conservation of natural resources and flood control;

Response: The proposed severances conserve on-site natural resources and maintain flood control functions. The lands form part of the City’s Natural Heritage System Core Area and contain Corkery Creek Provincially Significant Wetland and an unevaluated wetland; all new development is limited to two 0.2 ha building envelopes in upland areas, with no buildings, services, access roads, or severance lines extending into the wetland or its 30 m setback. The EIS confirms that the wetland will remain undisturbed, its hydrology and water quality are to be maintained, and the 30 m buffer is to be left in a natural vegetated state, while tree removal is restricted to the identified envelopes and the balance of the woodland cover on the retained lands is preserved. Together with the recommendation to design future stormwater infrastructure to accommodate increased flows under changing climate conditions, these measures ensure that the wetland and

forested areas continue to provide their natural water storage, drainage and habitat functions, supporting both conservation of natural resources and local flood attenuation within the Carp watershed.

(i) the adequacy of utilities and municipal services;

Response: The subject property is located in a rural area without municipal water or sanitary services. The retained lot has an existing well and Septic field. The two severed lots will be serviced by private wells for water supply and private septic systems for wastewater management, which is typical and appropriate for rural development. The lot sizes and identified building envelope in EIS provide adequate space for private servicing.

j) the adequacy of school sites;

Response: School sites are present in abutting neighbourhoods such as St. Michael School, Guya School, Huntley Centennial Public School, and St. Stephen School. These schools are between 650 m - 17 km from the subject property and represent a variety of school boards.

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

Response: The proposed severances do not include any land to be conveyed or dedicated for public purposes.

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

Response: The proposed severance supports the efficient use of land and infrastructure by situating development within clearly defined building envelopes. No additional development is proposed on the severed lot on part 1, which already contains an existing dwelling, well, and septic system. A 0.2 ha building envelope has been identified on both severed lot (part 2) and retained lot (part 3) to accommodate a dwelling and associated infrastructure. This focused and limited development footprint promotes efficient land use and helps minimize energy and resource consumption.

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

Response: The proposal does not trigger Site Plan Control.

Based on the above criteria, the proposed consent applications provide the most appropriate mechanism to sever these lands from the retained lot. No road or servicing extensions are required to serve the properties, therefore, a Plan of Subdivision is not required to achieve the severance. The proposed severance meets the criteria of Section 51(24) of the Planning Act and aligns with the objectives of Ottawa's Official Plan. The lot configuration supports functional, context-sensitive development while maintaining



compatibility with the surrounding neighbourhood.

Minor Variance Application

The proposal requires relief from the following Zoning By-Law sections:

- a) Minimum Interior Side Yard Setback for an Accessory Structure (Garage) (Part 1). For **Part 1** (severed lot), the existing garage is proposed to have a minimum interior side yard setback of 0.3 m, whereas a minimum 5 m setback is required for an accessory structure located in the front yard to an interior side lot line (Table 227, IV, (f), Zoning By-Law 2008-250, as amended).
- b) Minimum Lot Width (Part 2). For **Part 2** (severed lot), the proposed lot width is 25 m, whereas the Zoning By-law requires a minimum lot width of 50 m in the RU zone (Table 227, IV, (a), Zoning By-Law 2008-250, as amended).
- c) Minimum Lot Width (Part 3). For **Part 3** (retained lot), the proposed lot width near the access is approximately 21 m, whereas the minimum required lot width is 50 m (Table 227, IV, (a), Zoning By-Law 2008-250, as amended).

The zoning relief proposed in this application relates only to the lot width of the retained (Part 3) and one severed lot (Part 2) and interior yard setback of the garage on the severed lot (Part 1). All other zoning provisions are met by this proposal including the lot area, lot width on part 1, all other yard setbacks of main dwelling and garage on part 1, and maximum lot coverage on part 1.

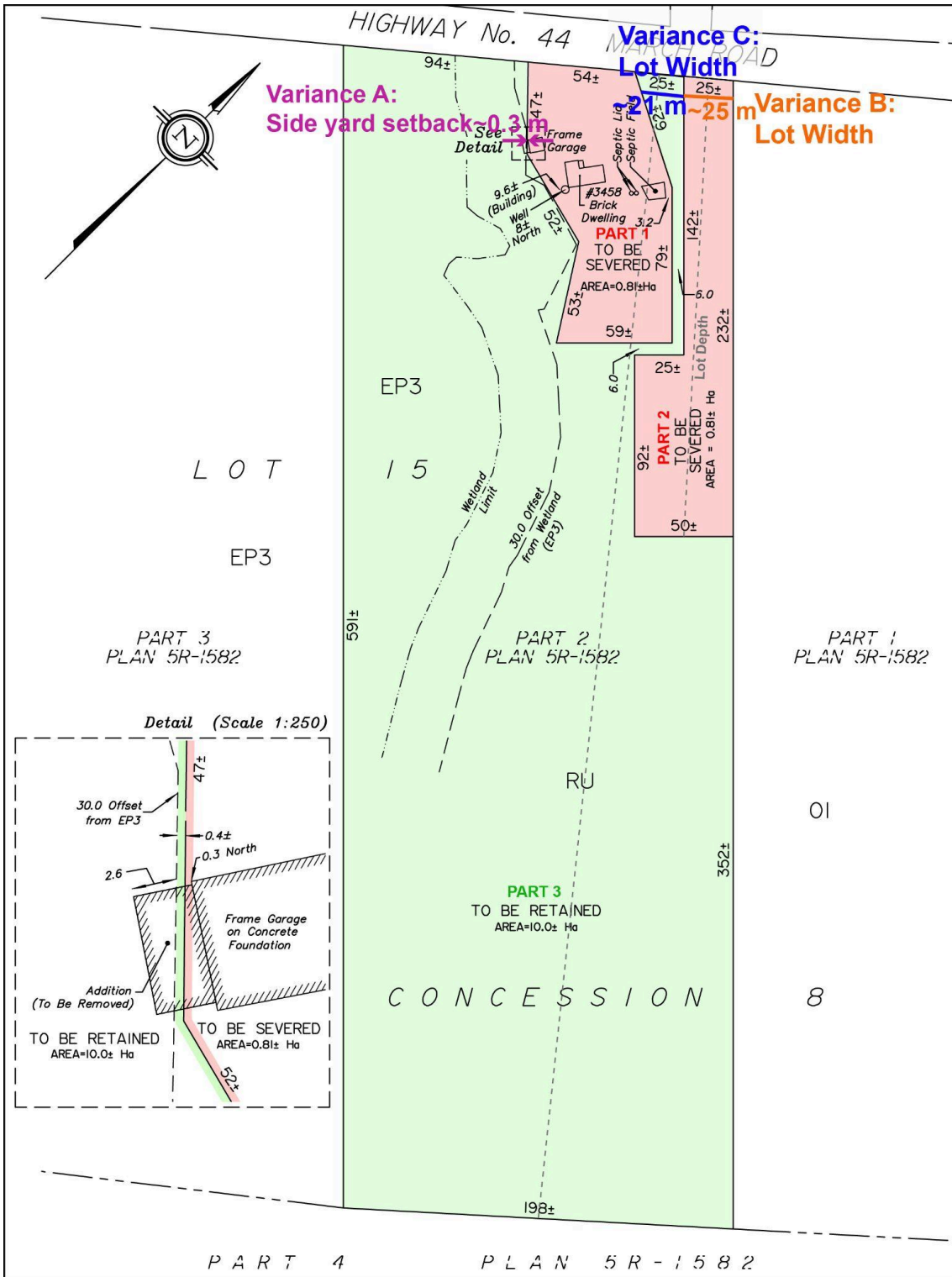


Fig.7. Severance Sketch showcasing requested Minor Variances.



The submitted severance sketch (Fig.1 and Fig.8) illustrates an existing one storey dwelling unit in the severed lot (Part 1) and the EIS report showcases the proposed building envelopes for the severed lot (Part 2) and retained lot (Part 3).

The proposed lot pattern follows irregular shapes due to the existing environmental constraints and requires a 30 m setback from the identified significant wetland (Corkery Creek) along with the existing dwelling unit and accessory structures to be on the same lot. This results in a unique lot shape which impacts the lot line locations, lot depth, and by consequence lot width. Below is a diagram illustrating the location of **lot depth** and **lot width** for the severed lot with existing structures (Parts 1), the **lot depth** and **lot width** for the severed undeveloped lot (Part 2) and **lot depth** and **lot width** of the retained undeveloped lot (Part 3) (refer Fig.9).

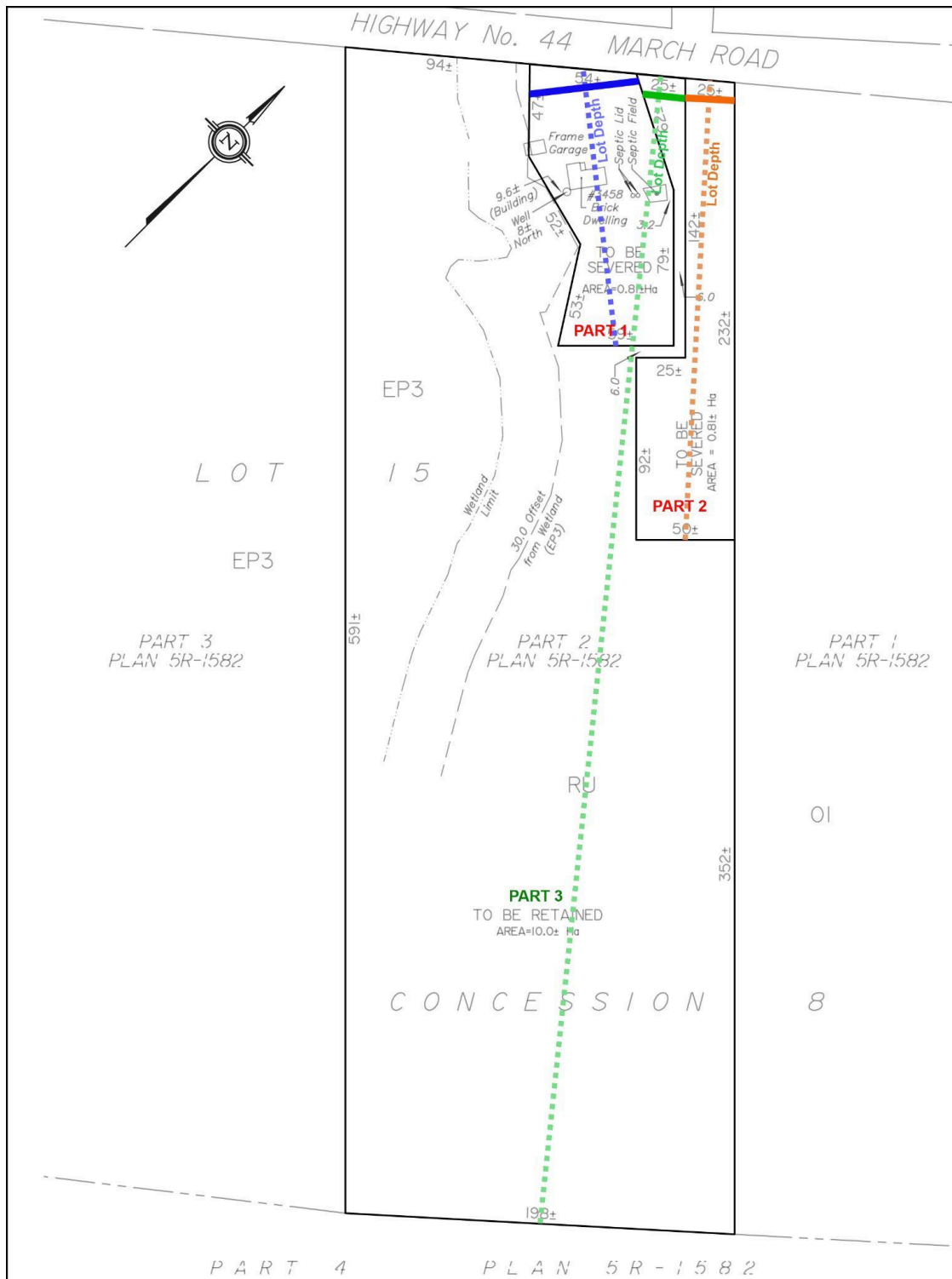


Fig.9. Severance sketch illustrating the different lot depth and lot width for the retained lot (Parts 3), lot depth and lot width for part 1, and lot depth and lot width for Part 2.



The four tests of a **Minor Variance** application from Section 45 (1) of the Planning Act are that the variances are to maintain the general intent and purpose of the Official Plan and the Zoning By-law, are desirable for the appropriate development or use of the land and building, and are minor in nature.

1. The variances are minor in nature.

The requested minor variances relate to a reduction in minimum lot width (part 2 and part 3) and an interior yard setback for an existing accessory structure (part 1). Both variances are minor in nature and will not result in any adverse impacts on the surrounding area or compromise the functionality of the proposed development. The variances respond directly to site-specific environmental and servicing constraints, allowing the lot to remain fully functional while providing practical design solutions that respect the established rural character of the area.

Reducing the minimum lot width enables development and servicing outside the Provincially Significant Wetland (PSW) setback, while the reduced interior yard setback accommodates the existing accessory structure without affecting adjacent properties or the required separation from the PSW. Overall, the variances maintain the intent of the Zoning By-law, preserve the usability of the lot, and ensure compatibility with the surrounding rural context.

Variance A: Accessory Structure Interior Yard Setback (Part 1)

Requested: Reduction from 5 m to 0.3 m

The requested variance is minor in nature when viewed in the context of how the site functions and what exists on either side of the lot line. The garage is an existing, long-standing structure (pre-1991), and as part of this application, the owner will remove the western addition of the garage that currently encroaches into the 30 m PSW buffer (by 2.1 m), so that the entire remaining structure is brought into conformity with the PSW setback. That is a clear improvement from an environmental and policy perspective, even though the numerical side yard setback to the new lot line will be reduced.

Because the lands immediately west of the garage on Part 3 are occupied by the PSW and its protected buffer, there is no potential for any kind of development to be located in close proximity on the retained lot. In a rural setting with large lots, wide open spaces, and protected natural features on the abutting side, the reduced setback does not create any meaningful impacts related to privacy, overlook, shadowing, safety, or access to light and air. The variance does not enable new built form or intensification; it simply recognizes the existing garage in its most appropriate location given the environmental constraints, while correcting an encroachment into the PSW setback.

In this context, where the tight side yard abuts provincially significant wetlands rather than



another dwelling, where environmental performance is improved, and where no adverse land use impacts are anticipated, the reduction from 5 m to 0.3 m is appropriately characterized as minor in both impact and planning terms.

VariANCES B and C: Minimum Lot Width (Part 2 and Part 3)

Requested: Reduction from 50 m to ~25 m on Part 2, and ~21 m on Part 3

The requested reduction in minimum lot width results solely from the requirement to locate all lot lines, structures, and access outside the PSW and its 30 m setback. Approximately 94 m of the site's 198 m frontage is constrained by the PSW and buffer. Within the remaining developable frontage, it is not possible to maintain the full 50 m width for all three resulting lots while also respecting required septic separation distances and accommodating the existing dwelling.

While the measured frontage at the road and lot width in the front is reduced, both parcels widen significantly to approximately 50 m (Part 2) and 198 m (Part 3) at the rear, providing ample space for building envelopes, wells, private septic, and side yard setbacks. The lot width measurement method in the Zoning By-law does not account for irregular configurations such as flag-shaped lots, where the functional width and developable area exceed the minimum standard beyond the front lot line.

Additionally, several nearby properties within the same RU zone and subject to the same 50 m lot width requirement already function with reduced lot widths, including but not limited to 3220 March (~21 m on March Rd), 1469 Corkery Rd (~30 m on Corkery Rd), 1373 Corkery Rd (~46 m on Corkery Rd), the lot between 1373 and 1367 Corkery Rd (~10 m on Corkery Rd), 1780 Peter Robinson Rd (~10 m), 1662 Peter Robinson Rd (~45 m), 1668 Peter Robinson Rd (~38 m), 1470 Howie Rd (~10 m on Abbywood Crt), 11 Abbywood Crt (~40 m), 1224 Howie Rd (~37 m), and 1250 Howie Rd (~20 m) (fig.10). These examples demonstrate that lot frontages below the 50 m standard are already common and compatible within the local rural context; in this setting, the proposed 25 m lot widths for Parts 2 and 3 represent a modest numerical reduction that fits within the established lot fabric and is therefore minor in nature.

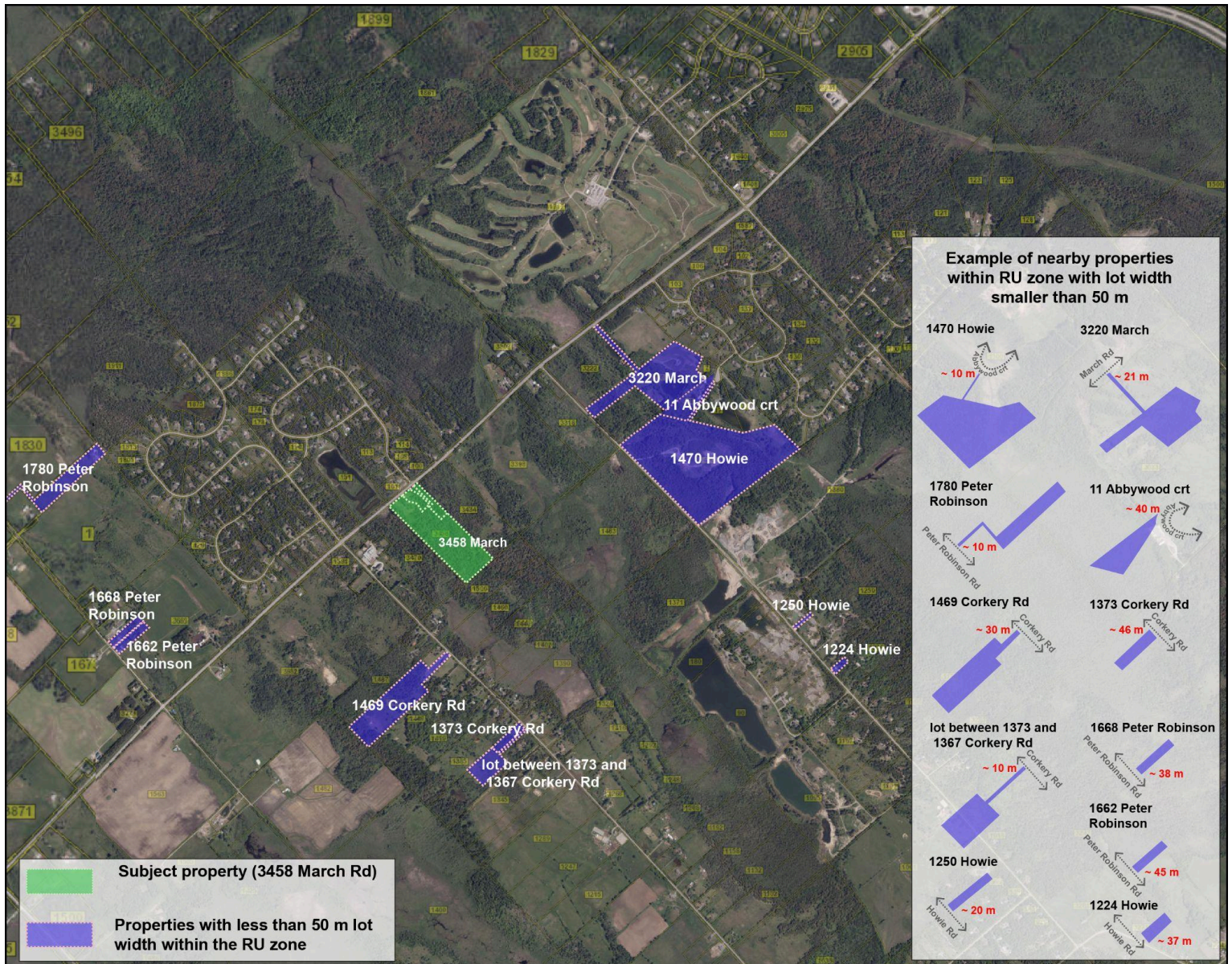


Fig.10. Examples of nearby properties within the same RU zone with lot widths less than 50 m.

The proposed 25 m frontage for Part 2 provides ample space for a two-way driveway and associated services without creating any impacts on adjacent properties. On Part 3, the narrowest portion of the lot is a 6 m wide access corridor between Parts 1 and 2, which will function as the future access to the building envelope. This 6 m corridor is sufficient to accommodate a double-width rural driveway, and given the low-intensity rural residential use, situations where vehicles would be entering and exiting the property at the same time would occur infrequently, ensuring safe and practical access and demonstrating that the reduced lot width remains fully functional. The proposed lots comply with all other applicable zoning standards aside from the specific relief requested, confirming that the



reduced widths do not generate negative impacts or introduce a pattern inconsistent with rural development. The resulting parcels are fully accessible, maintain appropriate building envelopes and servicing areas, and fit within the established rural lot fabric, thereby supporting orderly and context-sensitive development in line with provincial and municipal policy.

These variances represent a minor and technical adjustment to accommodate environmental constraints and facilitate a compliant severance consistent with Official Plan policies for rural lot creation.

2. The Variances are desirable and appropriate for the development or use of land and building.

The variances facilitate a development form that is orderly, site-responsive, and appropriate given the environmental and servicing constraints of the site. All lot lines, existing and future access routes, and future dwellings are located outside the Provincially Significant Wetland (PSW) and its 30 m setback, so the PSW and its buffer remain fully protected while still allowing limited rural residential use permitted by the Official Plan. Within the narrowed frontage, the lot configuration efficiently uses the remaining developable frontage to create two additional rural lots, each with independent future access and a 0.2 ha building envelope that is large enough to accommodate a dwelling, well, septic system, and required setbacks on Parts 2 and 3 in appropriate locations.

The narrower portion of Part 3 is a direct consequence of these constraints and the existing servicing on Part 1. The existing septic field on Part 1 must be kept at least 3 m from any lot line; to respect this requirement, the lot line between Parts 1 and 2 widens south of the 54 m frontage to include both the septic field and the minimum 3 m setback. This necessary adjustment reduces the width of Part 3: from approximately 25 m at the road frontage to a 6 m wide access corridor between Parts 1 and 2. That 6 m corridor is still sufficient to accommodate a single or double-width rural driveway and does not affect the size or functionality of the interior building envelope on Part 3, which is located well back from the road in a much wider portion of the lot.

The interior side yard variance for the existing garage on Part 1 is also appropriate. It recognizes a long-standing structure while improving environmental performance by removing the addition that currently extends into the 30 m PSW setback. In effect, the variance regularizes an existing condition in the only location that avoids further encroachment into the wetland buffer, which is a more desirable planning outcome than relocating or reconstructing the structure closer to sensitive features.

The EIS supports this overall approach by identifying the 0.2 ha building envelopes in upland areas, limiting tree removal to a small portion of the significant woodland, directing development away from organic soils, and confirming that, with mitigation, no negative

impacts on the PSW, woodland, or wildlife habitat are anticipated. When combined with the fact that similar irregular and reduced-frontage lots already exist in the surrounding RU area, the variances clearly facilitate a site-responsive, context-appropriate rural development pattern that functions well and respects the natural heritage system.

Overall, the variances support a logical, site-responsive development pattern, address an existing non-conformity in a positive manner, and enable the efficient use of land already designated for rural residential purposes. The proposal represents appropriate development that respects natural heritage features and reinforces the character of the surrounding rural landscape.

3. The variances maintain the intent of the Official Plan.

The subject property is within the Rural Transect and is designated as Rural Countryside and Greenspace; as per Schedule B9 of the Official Plan (2022). The following section features applicable excerpts from the Official Plan and how they are addressed by the proposal:

City of Ottawa Official Plan

2.2.3 Energy and Climate Change

- 7) Protect, and enhance tree canopy and protect wetlands and other natural areas and use nature-based solutions. Natural resilience to climate change can be enhanced by:
 - Protecting, enhancing and managing trees, shorelines, wetlands and other natural areas for the climate services they provide;
 - Considering and mitigating the impacts of climate change on the natural environment; and
 - Managing the risks of wildland fire.

Response: The requested variances maintain the intent of Section 2.2.3(7) because they do not change the development footprint or the climate-related mitigation established through the EIS. Tree removal is confined to the two 0.2 ha building envelopes (0.76% of the area), with the balance of the 52.67 ha significant woodland retained, protected by tree-protection fencing and supported by recommendations to replant native trees in remaining green spaces to enhance canopy cover and reduce heat gain. The PSW and contiguous wetland, along with their 30 m vegetated buffer, remain fully protected from development, continuing to provide natural flood attenuation and water-quality functions, while stormwater infrastructure is to be designed to accommodate increased flows under future climate conditions and the site is assessed as low wildland fire risk with no further mitigation required.

4.8.1 Protect the City's natural environment through identification of a Natural Heritage System, Natural Heritage Features and related policies

- 5) The City shall take a no net loss approach with respect to evaluated wetlands

deemed not provincially significant and forest cover outside the urban area and designated villages. Mechanisms for achieving no net loss include land use planning, development processes, acquisition and conservation of land and support for voluntary, private land conservation and stewardship. Development and site alteration is prohibited in provincially significant wetlands.

Response: All severance lines, driveways, and building envelopes are located outside the Provincially Significant Wetland and its 30 m setback, and no development or site alteration is proposed within the PSW. Woodland removal is limited to a small portion of the upland forest within the defined building envelopes, with the majority of on-site forest cover retained, thereby maintaining natural heritage functions while accommodating limited rural residential development.

5.5.1 Recognize a rural pattern of built form and site design

- 1) Built form in the Greenbelt and Rural Transect areas, where development is permitted shall be low-rise.
- 2) Development in the Greenbelt and Rural Transect areas shall: a) Be of low density throughout, with the majority of residential uses.

Response: Part 1 contains an existing dwelling, while Parts 2 and 3 are intended for one future dwelling each within defined 0.2 ha building envelopes, ensuring a sparse rural pattern with extensive undeveloped and natural areas retained.

5.6.4.1 Protect the Natural Heritage System and Natural Heritage Features

- 1) The Natural Heritage System Overlay consists of Natural Heritage System Core Area and Natural Heritage System Linkage Area, as follows: a) In Natural Heritage System Core Areas, development or site alteration shall maintain or enhance the integrity, biodiversity and ecosystem services of the area; and, not compromise the potential for long- term enhancement and restoration of the ecological integrity, biodiversity and ecosystem services of the area.

Response: The requested variances maintain the intent of Policy 5.6.4.1 because they do not alter the environmental limits on development established through the EIS or expand development into the Natural Heritage System Core Area. All new dwellings will remain within the two 0.2 ha building envelopes in the RU-zoned upland portion of the site, outside the Corkery Creek PSW, its 30 m setback, and the EP3/Natural Heritage System overlay. The lot-width variances for Parts 2 and 3 simply adjust how the remaining developable frontage is apportioned between the rural lots and do not change the overall area, woodland removal limit, or the protection of the PSW and significant woodland. The side-yard setback variance for the existing garage relates to an internal lot line and, with the owner's commitment to remove the portion of the garage within the 30 m PSW setback, results in no additional encroachment on natural heritage features.

- 5) Development and site alteration shall have no negative impact on the Natural Heritage System and Natural Heritage Features. Development and site alteration shall be consistent with the conclusions and recommendations of an approved

environmental impact study.

Response: The requested variances are technical in nature and do not introduce any new development beyond what was evaluated in the EIS. All future construction will remain within the EIS-defined building envelopes and will implement its recommended mitigation measures, including protection of the PSW and its 30 m buffer, limits on woodland clearing, and timing restrictions for vegetation removal. As such, the proposal continues to avoid negative impacts on the Natural Heritage System and Natural Heritage Features and remains consistent with the conclusions and recommendations of the approved EIS.

7.1 Provide convenient, inclusive access to a variety of greenspaces across the City

- 3) Lot creation shall not be permitted within the Greenspace designation and associated sub-designations, to protect and maintain their overall integrity and character; and

7.3 Protect the ecosystem services of natural features and recognize their role in building resilience to future climate conditions

- 2) The Significant Wetlands designation protects provincially significant wetlands and their ecosystem services. The following shall apply: e) Development, lot line adjustments and site alteration are not permitted in Significant Wetlands.

Response: The variances maintain the intent of Policy 7.1(3) and 7.3(2)(e) because they do not permit any development, lot line adjustment, or site alteration within the Provincially Significant Wetland and Greenspace designation. All severance lines, building envelopes, and future access routes are located outside the PSW and its 30 m setback, and the portion of the existing garage that currently encroaches into the setback will be removed. As a result, the proposal improves compliance with the PSW protection policies while still allowing limited rural residential use in the unconstrained upland area.

9.2.3 Limit the fragmentation of rural lands and ensure the preservation of health

- 3) Lot creation for the purpose of a residential use is prohibited except where all of the following are met:
 - a) A maximum of two lots can be created from any lot in existence on May 14, 2003;
 - b) The retained lands shall have a minimum of 10 hectares unless the lot is within a historical settlement;
 - c) The severed lot shall be a minimum of 0.8 hectares and may be required to be larger to ensure it can be adequately serviced in a way that will not adversely affect the quality and quantity of groundwater or safe operation of wastewater systems on adjacent lots; i) The development is supported by adequate water quality and quantity.
 - d) The lot has frontage on a public road and shall not access a provincial highway.

Response: Two new residential lots (Parts 1 and 2) are created from a lot existing prior to May 14, 2003, while the retained lands (Part 3) remain at approximately 10 ha. Each

severed lot is approximately 0.81 ha, providing sufficient area for private wells and septic systems without adverse impact on groundwater or neighbouring systems, as supported by the EIS and rural servicing context. All three lots have direct frontage on March Road, a public road, with adequate sight lines available at each proposed access location to ensure safe vehicular ingress and egress. No access to a provincial highway is proposed, thereby limiting rural fragmentation and preserving health and servicing objectives.

9.2.2 Strengthen the rural economy by permitting a diversity of uses that support the local rural community

- 1) The following uses may be permitted: c) Residential uses according to the policies of this plan

Response: Part 1 already contains an existing detached dwelling, and Parts 2 and 3 are being created to allow future single detached dwellings within EIS-defined 0.2 ha building envelopes on private well and septic. The proposal therefore supports additional rural housing opportunities in a manner consistent with the residential policies of the Official Plan.

4. The variances maintain the intent of the Zoning By-Law.

The purpose of the RU – Rural Countryside Zone is to:

- (1) accommodate agricultural, forestry, country **residential lots created by severance** and other land uses characteristic of Ottawa’s countryside, in areas designated as General Rural Area, Rural Natural Features and Greenbelt Rural in the Official Plan;
- (2) recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and
- (3) regulate various types of development in manners that ensure **compatibility with adjacent land uses** and **respect the rural context**.

The purpose of the EP-Environmental Protection Zone is to:

- (1) recognize lands which are designated in the Official Plan as **Significant wetlands**, Natural Environment Areas and Urban Natural Features that contain important environmental resources which must be protected for ecological, educational and recreational reasons; (By-law 2012-334)
- (2) permit only those uses which are compatible with and assist in the protection of the environmental attributes of these lands, or are in keeping with applicable Official Plan policies; and
- (3) regulate development to **minimize the impact of any buildings or structures within these environmental areas**.

The primary intent of the interior side yard setback for accessory structures (garage) is to ensure adequate separation, safety, and functional space between buildings on adjacent properties. In this case, that intent is maintained. The existing garage consists of a main structure with a small addition on the west side; the addition currently encroaches into the



30 m PSW setback and will be removed to comply with Official Plan policies. The remaining portion of the garage will be located 0.3 m from the new internal lot line with Part 3. Although this does not meet the numeric 5 m standard, the lands immediately west of the garage on Part 3 are occupied by the Provincially Significant Wetland and its 30 m buffer, where no development or site alteration is permitted. There is therefore no realistic potential for a future dwelling or other building in close proximity, and the reduced setback will not create adverse impacts related to privacy, overlook, shadowing, or safety. The tight relationship to the lot line is a direct consequence of respecting the PSW and its setback, rather than an attempt to intensify or crowd built form.

Further, under the new Zoning By-law 2026-50 (Final Draft), there is no minimum interior side yard setback for accessory structures located in the front yard within the rural transect (Section 202). Under that emerging framework, the proposed 0.3 m setback would meet and exceed the future standard. While the new by-law has not yet been adopted by Council and is referenced only for context, it illustrates that the requested variance is consistent with the evolving intent of the zoning regulations for rural accessory buildings and is supported by the City Planning Staff.

The intent of the minimum lot width requirement in the rural context is to ensure that new lots have enough functional width to accommodate rural services (private wells and septic systems), provide safe driveway access, support appropriate building envelopes, and maintain reasonable separation from neighbouring uses. While the proposed lot widths are reduced to approximately 25 m on Part 2 and 21 m on Part 3, the effective lot width increases substantially beyond the front lot line; reaching roughly 50 m on Part 2 and the full 198 m depth on Part 3. Within this expanded internal width, the EIS identifies 0.2 ha building envelopes on both lots, which comfortably accommodate a dwelling, well, septic system and all required setbacks.

The Zoning By-law's measurement method does not fully account for irregular or flag-shaped lots where the developable area widens significantly behind the frontage. In this case, the narrowed frontage on Parts 2 and 3 is a direct result of site-specific constraints, including the PSW and its 30 m setback and the location of the existing septic system on Part 1, rather than an attempt to create undersized or constrained parcels. Similar reduced-width lots exist in the surrounding RU-zoned area (Fig.10), demonstrating that this configuration is compatible with the established rural pattern. The proposed lot lines respond to environmental constraints, provide safe and functional access, and comply with all other applicable zoning provisions, thereby maintaining the underlying intent of the minimum lot width standard.

Overall, the resulting lot configuration maintains appropriate building envelopes, accommodates rural servicing, and remains compatible with neighbouring properties and the established rural lot fabric. The reduced interior side yard setback on Part 1 and the reduced lot widths on Parts 2 and 3 arise directly from environmental and site-specific constraints, rather than from overdevelopment. In this context, the variances uphold the



intent of the Zoning By-law by allowing context-sensitive rural development that respects natural features while ensuring the lots remain functional, safe, and appropriate for their intended use.

We request the Committee of Adjustment authorise the requested variances in accordance with the plans filed as they relate to the variances being requested.

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

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

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

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

P-Squared Concepts Inc.

A handwritten signature in black ink that reads 'Amrinder Kaur'.

Amrinder Kaur, Planner
BPlan, MPlan

P-Squared Concepts Inc.

A handwritten signature in black ink that reads 'Yasaman Bahadori'.

Yasaman Bahadori, Planner
B.Sc, M.A, MPlan