



November 2025

Mr. Michel Bellemare  
Secretary Treasurer  
Committee of Adjustment  
101 CentrepoinTE Drive  
Ottawa, Ontario  
K2G 5K7

**Committee of Adjustment**  
Received | Reçu le

**2025-11-20**

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

**RE: Applications for Consent**  
**6003 Perth Street**  
**PCL 75-1, SEC 4D-22, UNIT 75, PL 4D-22 ; GOULBOURN**  
**City of Ottawa**  
**Owner: TALOS CUSTOM HOMES LTD.**

Dear Committee Members:

The Stirling Group have been retained by the Property Owner to assist with two Severance Applications for the property located at 6003 Perth Street, PCL 75-1, SEC 4D-22, UNIT 75, PL 4D-22 ; in the former Geographic Township of GOULBOURN. The property is rectangular in shape and resides within the Village of Richmond. The property owner is looking to sever the subject property into three parcels all fronting on to Perth Street. Two dwellings exist on the property today; one municipally addressed as 6003 Perth Street which is slated for demolition and a protected heritage house at 6019 Perth Street which will be preserved.

The first application submitted severs Part 1, 2 from Part 3. The second application severs Part 2 from Part 1. The intent with this application is to ultimately sell or lease the land for commercial development in accordance with the existing zoning on the property.

The subject property resides within the Village Core land use designation in the Official Plan and the Village Commercial designation in the Richmond Secondary

Plan. The subject property is zoned Rural Commercial, subzone 11 (RC11) in the City of Ottawa Zoning By-Law.

The proposed severance sizes adhere to the policies and provisions in place for the Rural Commercial designation in the City of Ottawa Official Plan.

## SITE LOCATION

The subject property is located West of the intersection of Shea Road and Perth Street with a civic address of 6003 Perth Street. The lot is approximately 7,828 m<sup>2</sup> and currently contains two detached dwellings. The Owner also owns the unopened road allowance shown West of the subject property and highlighted further below.

As seen in Figure 1, the other surrounding land uses predominantly consists of residential and local commercial.



Figure 1 – Aerial View of Subject Property at 6003 Perth Street



## PROVINCIAL POLICY STATEMENT, 2024

The Provincial Planning Statement was issued under section 3 of the Planning Act and came into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020. The PPS sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. The proposed consent application at 6003 Perth Street is consistent with the policies in the PPS, notably;

### 1. Focus of Growth and Vitality (Policy 2.5.2):

- "Rural settlement areas shall be the focus of growth and development in rural areas."
- Planning authorities shall promote their vitality and regeneration.
- *As noted throughout this letter, the intent with the consent application is to sever the property in to three parcels to be sold off for commercial purposes in accordance with the existing zoning on the property. The subject property is within the settlement area of the Village of Richmond.*

### 2. Support for Healthy, Integrated, and Viable Rural Communities (Policy 2.5.1):

- Planning authorities are encouraged to support healthy, integrated, and viable rural communities by, for example, building upon rural character and accommodating an appropriate range of and mix of housing and employment uses.
- *This proposed consent application directly supports commercial development as a key component of a "viable" and "integrated" community.*

### 3. Appropriate Range and Mix of Uses (Policy 2.3.2.1):

- When planning authorities identify a new settlement area or allow a boundary expansion, they shall consider... the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses.
- *While this primarily addresses expansion, the emphasis on an "appropriate range and mix of land uses" applies to the planning of*



*all settlement areas, including allowing for commercial activities within existing Villages.*

**4. Consideration of Local Context (Policy 2.5.3):**

- When directing development to rural settlement areas, planning authorities shall consider locally appropriate rural characteristics, the scale of development, and appropriate service levels.
- *This provides the flexibility for municipalities to permit commercial development that fits the small-town, rural character, avoiding large-scale uses typical of urban areas. Again, the goal is to develop this site in accordance with the existing zone on the property and the severance application allows for three more palatable sizes of land of which to develop.*

Section 4.1 of the PPS (Natural Heritage) 1) states “Natural features and areas shall be protected for the long term” with *no Natural Heritage features noted on the subject site.*

Section 4.4 of the PPS (Minerals and Petroleum) states “Minerals and petroleum resources shall be protected for long-term use” with *no Minerals and Petroleum resources noted on the subject site.*

In essence, the PPS 2024 continues and strengthens the mandate that **rural settlement areas** are the designated places for growth, which inherently includes the commercial uses necessary to support the local population and economy. As shown above, the proposed consent applications align with the Provincial Policy Statement (2024).



## CITY OF OTTAWA OFFICIAL PLAN, 2022

The Official Plan sets forth broad policies that will help govern growth and change in Ottawa, as well as specific policies dependent upon land use designations. The Village of Richmond Secondary Plan, Volume 2, designates the subject property as Village Commercial. Schedule B9 of the City of Ottawa Official Plan designates the subject property as Village Core.

**Section 3.2** of the Village of Richmond Secondary Plan defines Village Commercial.

- Lands designated as Village Commercial are located outside of the Village Core and are areas intended for retail or other commercial uses that require large land areas.
  - *As noted, the subject consent application will facilitate the development of 3 commercial uses*
- On lands designated Village Commercial, retail, commercial, and institutional uses are permitted.
  - *The proposed development is for commercial use in accordance with the zoning on the property.*
- Any development on lands designated as Village Commercial should be designed for multi-modal access including for pedestrians, with elements such as sidewalks.
  - *These details will be identified through further Site Plan Control applications but are understood by the Owner.*
- Proposed development shall consider Design Guidelines for Rural Villages. High quality design is expected for all properties in this designation and building and landscape design shall reflect village-style character
  - *These details will be identified through further Site Plan Control applications but are understood by the Owner.*
- The maximum building height is three storeys
  - *Acknowledged and would not be exceeded*
- To ensure a pedestrian-oriented environment, parking shall not be located adjacent to Perth Street
  - *The very preliminary site plan that has been undertaken for these properties acknowledges this policy and places parking in the rear.*



**Section 9.4.1** of the Official Plan says ... “consider villages as rural neighbourhoods that should evolve into 15-minute neighbourhoods, particularly those that are fully serviced.

- *The Village of Richmond is fully serviced, the subject property is within the Village Core, and the consent application aims to facilitate development that contributes to the 15-minute neighbourhood by providing for additional commercial services along the main street, Perth Street.*

As discussed above, the proposed severances comply with and are supported by the policies found within the City of Ottawa Official Plan (2022).



## **CITY OF OTTAWA ZONING BY-LAW, 2008-250**

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations.

**Section 227** outlines the permitted uses within the Rural Commercial, Subzone 11 as follows:

- amusement centre
- artist studio
- automobile rental establishment
- automobile dealership
- automobile service station
- bank
- bed and breakfast establishment
- catering establishment
- convenience store
- drive-through facility
- dwelling unit
- funeral home
- gas bar
- heavy equipment and vehicle sales, rental and servicing
- light industrial use
- medical facility
- office
- personal service business
- place of assembly
- printing plant
- research and development centre
- restaurant
- retail store
- retail food store
- service and repair shop

While the ultimate end users of the property are not yet known, the property will be advertised to illustrate the above permitted uses.



The required zoning provisions relevant to this consent application for the Rural Commercial zone, subzone 11 (RC11) are as follows:

Zoning Provision	Required	Part 1	Part 2	Part 3
<b>Minimum Lot Width</b>	20m	49.52m	35.28m	20.52m
<b>Minimum Lot Area</b>	1350 m <sup>2</sup>	4060.7 m <sup>2</sup>	2239.1 m <sup>2</sup>	1528.4 m <sup>2</sup>

The proposed severances and retained lot comply with the Rural Commercial Zoning provisions set out in the City of Ottawa Zoning By-Law.

Under the *Planning Act*, the Committee has the power to grant consent if it is satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. Also, the Committee must be satisfied that an application is consistent with the Provincial Policy Statement and has regard for matters of provincial interest under section 2 of the Act, as well as the following criteria set out in subsection 51(24):

Planning Act Section 51 – Part 24 Compliance		
Provision	Applicability	Application Compliance
(a) The effect of the development of the proposed subdivision on matters of provincial interest as referred to in section 2.	Yes	The Provincial Policy Statement (PPS) provides direction on matters of provincial interest on land use planning which local planning decisions must be consistent with. The policies of the PPS focus growth within settlement areas with lands uses managed to

		accommodate a full range of current and future needs taking advantage of existing infrastructure. The proposed consent conforms to the overall objectives and intent of the PPS.
(b) Whether the proposed subdivision is premature or in the public interest;	No	The subject lands are designated and zoned for the type of commercial development that this consent application will facilitate. The consent is therefore in the public interest as it allows for the development of additional commercial uses.
(c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	Yes	The proposed parcels conform to the appropriate Official Plan policies.
(d) The suitability of the land for the purposes for which it is to be subdivided;	Yes	The consent application is meant to facilitate the creation of 3 new lots within a larger piece of property.
(e) If any affordable housing is being proposed the suitability of the proposed units for affordable housing;	No	
(f) The number, width, location and proposed	No	

grades and elevations of highways and the adequacy of them, and the highways linking the highways in the proposing subdivision with the established highway system in the vicinity and the adequacy of them;		
(g) The dimensions and shapes of the proposed lots;	Yes	The proposed parcels conform to the required size and width of a lot within the RC11 zone.
(h) 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 the adjoining land;	No	No restrictions on the lands to be severed or retained.
(i) Conservation of natural resources and flood control;	No	
(j) The adequacy of utilities and municipal services;	Yes	The future development will largely be serviced by well and septic. Storm sewer exists in the Village of Richmond.
(k) The adequacy of school sites;	No	
(l) The area of land, if any, within the proposed subdivision that, exclusive	No	

<p>of highways is to be conveyed or dedicated for public purposes;</p>		
<p>(m) The extend to which the plan’s design optimized the available supply, means of supplying, efficient use and conservation of energy; and</p>	<p>No</p>	
<p>(n) 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 designed 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).</p>	<p>Yes</p>	<p>Future development on these proposed severed lands would be subject to Site Plan Control.</p>



## **SUMMARY**

The applicant is seeking two severances from the property known as 6003 Perth Street for the purpose of future rural commercial development.

The proposed severances are consistent with the policies in the 2024 Provincial Policy Statement, the City of Ottawa Official Plan, Section 51 Part 24 of the Planning Act, and will comply with the Zoning By-Law requirements of the Rural Commercial, Subzone 11 (RC11) zone for the intended use of the new lot.

Please contact us if you require any additional information.

*Alison Clarke*

Alison Clarke  
Project Manager  
The Stirling Group