

December 8, 2025
Our File No.: 33773.000.1

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

To whom it may concern:

Re: Subject –Severance Application – 1180 Murphy Side Road

I am pleased to submit a severance application, fee and relevant accompanying material for 1180 Murphy Side Road (“subject site”) to create a new rural residential lot for a future single detached dwelling.

Although a formal pre-consultation process is not in place for applications to the Committee of Adjustment, on August 8th, 2025, a submission was made to City staff. On August 15th, 2025, City staff held a meeting with myself and my client where the proposal was discussed. On August 18th, 2025, City staff provided comments on the proposal (see Attachment 1).

Background

The subject site is located at 1180 Murphy Side Road. The subject site is approximately 72.9 hectares in size, is occupied by a farm dwelling, farm buildings and crops, with portions of the site also treed and in a natural state. The subject site has frontage on Old Second Line, Murphy Side Road and Dunrobin Road.

The surrounding area is characterized by agricultural lots, rural residential lots and estate residential lots. The broader area includes natural areas, small villages (Carp and Donrobin) and part of the Kanata urban area.

The proposed severed lot is 1.9 hectares in size with a frontage of 75 metres and is intended as a rural residential lot for a future single detached dwelling. There is an existing cleared area on the front portion of the subject site, the remainder of the subject site is a natural area consisting of mixed tree canopy. The applicant does not intend to clear any trees on site; the existing cleared area is 0.35 hectares and is a sufficiently large enough area to construct a new dwelling. The only planned tree clearing would be to accommodate a new driveway access to Old Second Line Road.

Although detailed building plans have not been prepared, the applicant intends on constructing a new single detached building and accessory building(s) in accordance with the permissions in the Ottawa Zoning By-law, no minor variances are being sought with this severance. Upon successful completion of the severance application, the applicant will finalize the building design and submit the required permit application(s) for the construction of the new buildings and services (private septic and well).

Neighbourhood Analysis

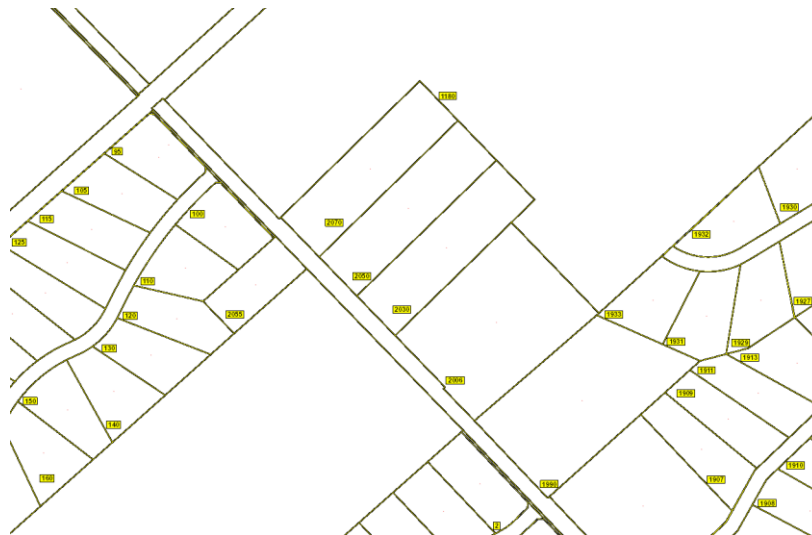
The proposed severed lot is consistent with the neighbouring lots to the southeast. See Figure 1 below. In addition, estate residential lots are present across Old Second Line Road on Ravenview Way, and southeast of the subject site on McCord Drive, Greirson Lane, Roycroft Way and Goodman Drive.

The surrounding area is characterized by agricultural lots, rural residential lots and estate residential lots. The broader area includes natural areas, small villages (Carp and Donrobin) and part of the Kanata urban area.

The overall function of the existing large agricultural lot at 1180 Murphy Side Road is not impacted by the proposed severance, except for the small loss in crop area of approximately 0.35 hectares.

As a result of the above, it is my opinion that the proposed lot is in keeping with the neighbourhood.

Figure 1 – Surrounding Lots



Minimum Distance Separation

Please find attached MDS calculations using AgriSuite as Attachment 4. The MDS report was prepared based on a desktop review. According to the findings, the proposed severed lot is an adequate distance away from the livestock use.

Official Plan

The subject site is designated as Rural Countryside on Schedule B9 – Rural Transect of the City of Ottawa Official Plan.

- Rural residential lots are supported by the policies of the Official Plan subject to meeting certain criteria.

9.2.3 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:

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

- The proposed severed lot area is 1.9 hectares
- The proposed retained lot area is 71 hectares

e) In all circumstances:

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

- The proposed severed lot has frontage on Old Second Line
- The proposed retained lot has frontage on Old Second Line, Murphy Side Road and Dunrobin Road

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

- It is anticipated that the proposed severed lot will be adequately serviced without impacting existing private services on adjacent lots. As per the pre-consultation comments, it is anticipated that a condition of the severance will be to prepare and submit a Well Report/Hydrogeology Report to the City for review and approval prior to lot creation.
- The retained lot has existing and adequate services that are not being changed or impacted but the proposed severance.

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

- The applicant does not intend on removing any trees on site, other than what may be required to establish a new access to Old Second Line Road.
- The site is not in a regulated area by a conservation authority.
- An Environmental Impact Study has not been identified as a required study and is not warranted.
- It has been confirmed with City staff that the applicant does not intend on removing any trees on site, that private trees on site are not subject to a tree by-law, and that if trees are to be removed within the City road allowance to make way for a new driveway access that City staff need to be advised and consulted prior to removal.

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.

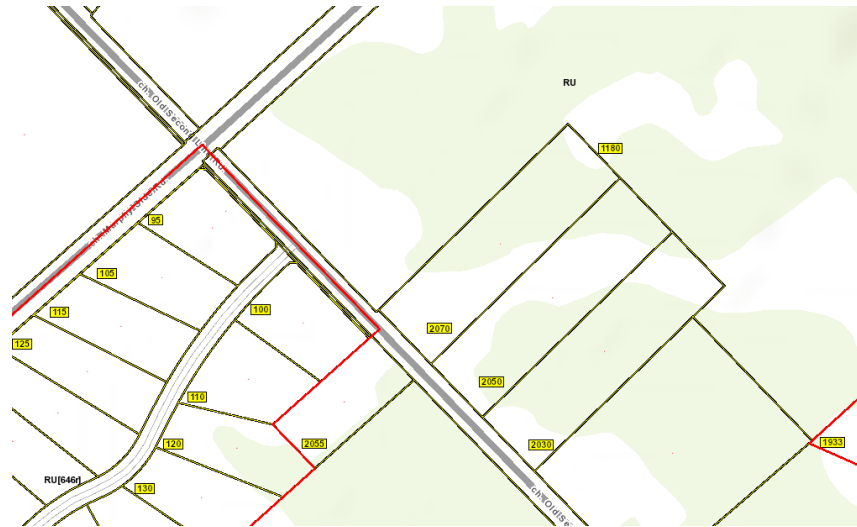
[Amendment 5, By-law 2023-403, Omnibus 1 item 64, September 13, 2023

- The surveyor and lawyer were engaged to review the subject site and certain neighbouring lots to determine if any severances for lot creation have been undertaken for the subject site since from May 14th, 2003.
- Please see the parcel abstract submitted as part of the application as Attachment 5.

Zoning By-law

The subject site is zoned RU – Rural Countryside Zone, see figure 2 below. The proposed severed and retained lots comply with the required lot frontage and lot area.

Figure 2 - Zoning



See table 1 below:

Table 1

Zoning Regulation	Existing	Required/Permitted	Proposed
Lot Area	72.9Ha	Severed Lot 0.8Ha Retained Lot 2Ha	Severed Lot 1.9Ha Retained Lot 71Ha
Lot Frontage	225m (Old Second Line Rd) 608m (Dunrobin Rd) 1348m Murphy Side Rd	Severed Lot 50m (Old Second Line Rd) Retained Lot 60m (Old Second Line Rd) 60m (Dunrobin Rd) 60m Murphy Side Rd	Severed Lot 75m (Old Second Line Rd) Retained Lot 150.27m (Old Second Line Rd) 608m (Dunrobin Rd) 1348m Murphy Side Rd
Building Setbacks	77m (Murphy Side Rd) 350m (Dunrobin Rd) 930m (Old Second Line Rd)	Severed Lot 10m (Old Second Line Rd) 10m from the rear lot line 5m from the side lot line (south) 5m from the side lot line (north) Retained Lot 10m (Murphy Side Rd) 10m (Dunrobin Rd) 10m (Old Second Line Rd)	Severed Lot 10m plus from Old Second Line Rd 150m from the rear lot line 23m from the side lot line (south) 5m plus from the side lot line (north) Retained Lot 77m (Murphy Side Rd) 350m (Dunrobin Rd)

			930m (Old Second Line Rd)
Lot Coverage	Less than 1%	Severed Lot 20%	Severed Lot Less than 2%
		Retained Lot 20%	Retained Lot Less than 1%

Planning Act

The Planning Act prescribes criteria that shall be taken into account when considering the approval of a severance application as follows:

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

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

- The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,
 - (a) the protection of ecological systems, including natural areas, features and functions;
 - The proposed development does not impact ecological systems, including natural areas, features and functions. The existing natural areas on the subject site will be maintained.
 - (b) the protection of the agricultural resources of the Province;
 - A minimal amount (approximately 0.35 hectares) of farmland will be lost as a result of the proposed development.
 - (c) the conservation and management of natural resources and the mineral resource base;
 - The proposed development does not impact the mineral resource base, the existing natural areas on the subject site will be maintained.
 - (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
 - The proposed development does not impact features of significant architectural, cultural, historical, archaeological or scientific interest.
 - (e) the supply, efficient use and conservation of energy and water;
 - The proposed development does not impact the efficient conservation of energy and water.
 - (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
 - The proposed development will efficiently utilize communication, transportation, sewage and water services and waste management systems, in part existing, and in part proposed.
 - (g) the minimization of waste;
 - The proposed development does not impact the minimization of waste.
 - (h) the orderly development of safe and healthy communities;
 - The proposed development is considered orderly development, safe and will form part of a healthy local rural community.

- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
 - No specific facilities or services persons with disabilities will be provided.
 - (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
 - The proposed development does not contribute to educational, health, social, cultural and recreational facilities.
 - (j) the adequate provision of a full range of housing, including affordable housing;
 - The proposed development contributes to a full range of housing by adding one single detached dwelling on a new rural residential lot.
 - (k) the adequate provision of employment opportunities;
 - The proposed development does not contribute to long term employment opportunities being a proposed residential use, but does contribute to short term employment needs through the preparation and processing of the files, design and construction of the new dwelling, well, septic and driveway.
 - (l) the protection of the financial and economic well-being of the Province and its municipalities;
 - The proposed development does not impact the financial and economic well-being of the Province and its municipalities.
 - (m) the co-ordination of planning activities of public bodies;
 - The proposed development does not contribute to co-ordination of planning activities of public bodies.
 - (n) the resolution of planning conflicts involving public and private interests;
 - At the time of writing this cover letter, I am not aware of any planning conflicts involving public and private interests.
 - (o) the protection of public health and safety;
 - The proposed development does not pose any risk to public health or safety
 - (p) the appropriate location of growth and development;
 - The proposed development is in an appropriate location.
 - (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
 - The proposed development has not been designed to support public transit and to be oriented to pedestrians given the rural location.
 - (r) the promotion of built form that,
 - (i) is well-designed,
 - No detailed building plans have been prepared at this time.
 - (ii) encourages a sense of place, and
 - The proposed built form will add to the rural residential sense of place.
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
 - No public spaces are proposed with this development.
 - (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.
 - The proposed development does not contribute to the mitigation of greenhouse gas emissions, however the proposed development is small in scale so any impact will be minimal.
- (b) whether the proposed subdivision is premature or in the public interest;
- The proposed severed lot is not premature. It is considered sequential rural lot creation.

- At the time of writing this letter my opinion is that the public interest is served by accommodating a new rural residential lot.
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- The proposed severed lot conforms with the policies of the Ottawa Official Plan and is complimentary and does not conflict with the adjacent plan of subdivision or neighbouring lots.
- (d) the suitability of the land for the purposes for which it is to be subdivided;
- The proposed severed lot is suitable for a new residential dwelling as it meets the intent of the Official Plan and meets the requirements in the Zoning By-law.
- (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- Affordable housing units are not being proposed.
- (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 proposed severed lot will have access to the existing paved collector road known as Old Second Line Road. As part of the application, a road widening was requested by City staff, the draft R-Plan includes Part 2, which will be transferred to the City as a condition of approval. A new access will be established to Old Second Line Road for a new driveway to provide vehicular access to the lot and the new dwelling through the proper City permit process.
- (f) the dimensions and shapes of the proposed lots;
- The dimension and shape of proposed severed lot is appropriate and is consistent with the abutting lots to the southeast that also front onto Old Second Line Road.
- (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 application does not have any existing and does not propose any restrictions, for the land or proposed structures, nor does the application affect the adjoining lots.
- (h) conservation of natural resources and flood control;
- No significant natural resources are present on site. With that that, the existing treed areas on site will be preserved. No tree removal is intended or expected on site.
 - The subject lands are not subject to flooding and no watercourses are present.
- (i) the adequacy of utilities and municipal services;
- The proposed severed lot is in a rural area, no municipal sewer, water or storm sewer is available to connect to, as a result private services will be required in the form of a well and septic system. It is assumed gas is not available, so a propane tank will be installed. Hydro is assumed to be available via the existing service poles on Old Second Line Road, it is assumed a new pole will need to be installed on the east side of Old Second Line Road fronting the lot.
- (j) the adequacy of school sites;
- There are several schools approximately a 10-minute drive to the southeast.

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

- As part of the application, a road widening was requested by City staff, the draft R-Plan includes Part 2, which will be transferred to the City as a condition of approval.

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

- The proposed severed lot or dwelling on the lot has not been designed optimize the available supply, means of supplying, efficient use and conservation of energy, but will at least meet minimum Ontario Building Code.

(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).

- The proposed development is not subject to site plan control.

Conclusion

Thank you for the consideration of this severance application. I am of the opinion it is a complete application, represents good planning and therefore merits support by City staff and approval by the Committee of Adjustment.

With that said, I am happy to have further discussion or answer any questions should City staff, members of the public or the Committee members have any.

Best Regards,

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Morgan Jones, RPP, MCIP
Senior Planner

Kyle Murphy: mkylemurphy@hotmail.com
Loree Murphy: lorriemurphy43@gmail.com

Attachment 1 – Pre-Consultation Comments
Attachment 2 – Completed Consent Application
Attachment 3 – Completed Schedule A; Rural Consent
Attachment 4 – Minimum Distance Calculation
Attachment 5 – Parcel Abstract
Attachment 6 – Draft Survey and Area Certificate