

Oct 2, 2025

Committee of Adjustment
101 Centrepointe Drive
Ottawa, ON K2G 5K7

Attention: Michel Bellemare, Secretary – Treasurer

**Reference: 1622 Beckett's Creek Road
Applications for Consent
Our File No.: 125078**

**Committee of Adjustment
Received | Reçu le**

2025-10-03

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

Novatech has been retained by the owner of 1622 Beckett's Creek Road (the "Subject Property") to prepare and file and pursue two consent (severance) applications at the Subject Property.

This letter describes the existing conditions of the Subject Property, the proposed severances, and provides a rationale in support of the consent applications.

Existing Conditions

1622 Beckett's Creek is in the Orleans East- Cumberland Ward (Ward 1) of the City of Ottawa (see Figure 1). The Subject Property is an approximately 39ha vacant rural property located southeast of the Village of Cumberland with approximately 188m of frontage on the south side of Old Montreal Road and approximately 420m along the north side of Wilhaven Drive at the south.

Figure 1. Subject Property



The subject property is designated *Rural Countryside* in the City of Ottawa Official Plan and is zoned Rural Residential, Subzone 1 (RR1) in Comprehensive Zoning By-law No. 2008-250 and is subject to the Flood Plain overlay in relation to Beckett's Creek. The Subject Property is also subject to Unstable Slopes as shown on Schedule C15, and is identified as being part of the Natural Heritage System Linkage Area and Natural Heritage Features Overlay identified on Schedule C11-C.

Proposed Development

It is proposed to pursue two severance applications at 1622 Beckett's Creek Road to create 2 lots for residential purposes, with one lot fronting onto Old Montreal Road and the other onto Wilhaven Drive. The retained lot will be vacant. It is noted that both lots are constrained by natural features, and an Environmental Impact Study prepared by Muncaster Environmental Planning Inc. has been provided in support of the proposed severances.

Consent Application

Consent Application 1

Consent application 1 will sever a new vacant parcel (the "northern severance") for future residential development. The severed parcel will have approximately 80 metres of frontage along Old Montreal Road and an approximate area of 1.6 hectares. The retained lands will have approximately 108 metres of frontage along Old Montreal Road, 343 metres along Beckett's Creek Road and approximately 418 metres along Wilhaven Drive (see Figure 2).

Figure 2. Consent Sketch 1 Excerpt



Consent Application 2

Consent application 2 will sever a new vacant parcel (the “southern severance”) for future residential development. The severed parcel will have approximately 89 metres of frontage along Wilhaven Drive and an approximate area of 0.8 hectares (see Figure 3)

Figure 3. Consent Sketch 2 Excerpt



The retained lands will have approximately 108 metres of frontage along Old Montreal Road, 343 metres along Beckett’s Creek Road and approximately 329 metres along Wilhaven Drive. The approximate area of the retained lands will be 37 hectares (see Figure 4).

This rationale will speak to the following criteria outlined in subsection 51(24) of the Planning Act.

51. (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;

1622 Beckett's Creek Road is within the rural transect of the City of Ottawa. The proposed severances have regard for the following matters of provincial interest:

- the protection of ecological systems, including natural areas, features and functions;
- the orderly development of safe and healthy communities; and
- the appropriate location of growth and development

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

The Subject Property is located within the rural transect of the City of Ottawa. The proposed severances will create two new parcels. Both new parcels will be vacant for future residential development. The proposed severances are not premature and are in the public's interest.

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

1622 Beckett's Creek Road is designated *Rural Countryside* on Schedule B9 of the City of Ottawa's Official Plan. Section 9.2 of the Official Plan sets out policies for lands designated Rural Countryside. Section 9.2 of the Official Plan states:

"The intent of this 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."

The proposed severances will create two new vacant parcels for future residential development. The retained parcel will be vacant. The size of the proposed severed parcels is characteristic of the rural residential character of the area.

Policy 1 of Section 9.2.2 of the Official Plan states:

*"The following uses may be permitted:
c) Residential uses according to the policies of this plan;"*

The Rural Countryside designation permits future residential uses on the Subject Property.

Policy 3 of Section 9.2.3 of the Official Plan states:

"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:

Policy 3 d) of Section 9.2.3 states:

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;

Consent application 1 proposes to sever a new 1.6-hectare vacant parcel for future residential development. Consent application 2 proposes to sever a new 0.8-hectare vacant parcel for future residential development. The retained parcel will have an area of 37.0 hectares shown in the ultimate lot fabric (Figure 4). The proposed severed and retained parcels exceed the minimum area requirements of Policy 3 d).

Policy 3 e) of Section 9.2.3 states:

In all circumstances:

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

Consent application 1 proposes to sever a parcel with 80 metres of frontage along Old Montreal Road. Consent application 2 proposes to sever a parcel with 89 metres of frontage along Wilhaven Drive. The retained parcel will have 108 metres of frontage along Old Montreal Road, 343 metres along Beckett's Creek Road and 329 metres along Wilhaven Drive.

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

The proposed severed and retained parcels exceed the minimum lot areas required by policy 3 d) above. Any future residences will be serviced by individual drilled wells. Private septic systems will be required in support of future residential development on both severed and the retained parcels. Both proposed severed lots and the retained lot are adequately sized to accommodate private septic systems.

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

An Environmental Impact Study prepared by Muncaster Environmental Planning Inc. has been submitted in support of the proposed severances. The Environmental Impact Study concludes the following:

"the construction and operation of a residence and associated infrastructure on each of the two severances will not have a negative impact, as defined in the Provincial Planning Statement."

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.”

1622 Beckett’s Creek Road was in existence on May 14, 2003. The proposed severances represent two permitted severances from the Subject Property. The proposed severances meet the severance criteria in Policy 3 of Section 9.2.3 of the Official Plan.

Section 5.6.4 of the Official plan sets out policies related to the City’s Natural Heritage Overlay. Policy 4 of Section 5.6.4.1 states:

“Development or site alteration proposed in or adjacent to natural heritage features shall be supported by an environmental impact study prepared in accordance with the City’s guidelines.”

An Environmental Impact Study prepared by Muncaster Environmental Planning Inc. has been submitted in support of the proposed severances.

The proposed severances conform to the policies of the City of Ottawa’s Official Plan.

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

1622 Beckett’s Creek Road is designated Rural Countryside on Schedule B9 of the City of Ottawa’s Official Plan. Policy 9.2.2 1) of the Official Plan lists “*Residential uses according to the policies of this plan*” as a permitted use on lands designated Rural Countryside. The proposed severed parcels are zoned Rural Residential (RR1) by the City of Ottawa’s Zoning By-law 2008-250. The RR1 zone requires a minimum lot area of 0.8 hectares and a minimum lot width of 45 metres for a residential use.

Consent application 1 proposes to sever a 1.6-hectare parcel with approximately 80 metres of frontage along Old Montreal Road. Consent application 2 proposes to sever a 0.8-hectare parcel with approximately 89 metres of frontage along Wilhaven Drive. The retained parcel will have an area of 37 hectares, and approximately 108 metres of frontage along Old Montreal Road. The proposed severed and retained parcels meet the minimum lot area and minimum lot width requirements of the RR1 zone. No minor variances are requested in support of the proposed severances.

The Subject Property is suitable for the purpose for which it is to be subdivided.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

Not applicable.

(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;

Not applicable.

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

The lot width and lot area of the proposed severed and retained parcels comply with the circumstances in Policy 3 of Section 9.2.3 of the Official Plan, and meet the minimum lot width and lot area requirements of the RR1 zone. The requested severances have regard for the dimension and shape of the proposed lots.

(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;

Not applicable.

(h) conservation of natural resources and flood control;

Lands on the Subject Property adjacent to Beckett's Creek are subject to the City's Zoning By-law floodplain hazard overlay. Areas of the Subject Property are also subject to the Natural Heritage System Linkage Area Overlay and the Natural Heritage Features Overlay, as shown on the Schedule C11-C of the Official Plan. An Environmental Impact Statement has been prepared by Muncaster Environmental Planning Inc. in support of the proposed severances. The Environmental Impact Statement concludes:

- *"the construction and operation of a residence and associated infrastructure on each of the two severances will not have a negative impact, as defined in the Provincial Planning Statement."*
- *"No significant negative impacts to natural heritage features identified on-site, including significant woodlands, aquatic habitat, significant valleylands, and significant wildlife habitat are anticipated from future residential development provided the recommended mitigation measures are properly implemented."*

(i) the adequacy of utilities and municipal services;

Private septic systems and individual drilled wells will be required in support of future residential development of the vacant severed and retained parcels.

(j) the adequacy of school sites;

The proposed severances are not anticipated to have an impact on the adequacy of school sites.

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

Not applicable.

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

Not applicable.

(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).

Not applicable.

The requested severances have regard for the criteria outlined in subsection 51(24) of the Planning Act.

Provincial Planning Statement

Section 3 (5) of the Planning Act states:

“A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

(a) subject to a regulation made under subsection (6.1), shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision;” 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80; 2023, c. 10, Sched. 6, s. 2 (1).

The Provincial Planning Statement 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development in the Province of Ontario. The Provincial Planning Statement 2024 came into effect October 20, 2024. All decisions affecting planning matters “*shall be consistent with*” policy statements issued under the Planning Act. The policies of the Provincial Planning Statement 2024 are detailed below.

Section 2.2 of the PPS sets out policies for housing. Policy 1 of Section 2.2 states:

“Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;”

1622 Beckett’s Creek Road is currently vacant. The proposed severances will facilitate the establishment of two new vacant residential parcels for future residential development. The Subject Property is adjacent to a designated arterial road (Old Montreal Road). The Subject Property is an appropriate location for new residential development where existing rural infrastructure is available

Section 2.5 of the PPS sets out policies for Rural Areas in Municipalities. Policy 1 of Section 2.5 of the PPS states:

- “Healthy, integrated and viable rural areas should be supported by:*
- a) building upon rural character, and leveraging rural amenities and assets;*
 - d) using rural infrastructure and public service facilities efficiently;*

The proposed severances will facilitate the development of two new vacant parcels for future residential development. Both severed parcels will have a minimum parcel area of 0.8 hectares, and be developed on the basis of individual drilled wells and private septic systems. The proposed severed parcels are consistent with the rural character of the area. The severed and retained parcels will be accessed from a rural arterial road. The proposed severed parcels will use rural infrastructure efficiently.

Policy 3 of Section 2.5 of the PPS states:

- “Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.”*

Section 2.6 of the PPS sets out policies for rural lands in municipalities. Policy 1 of Section 2.6 of the PPS states:

- “On rural lands located in municipalities, permitted uses are:*
- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;”*

The proposed severances will support the development of new detached dwellings. The future residential uses will be serviced by private wells and septic systems.

Policy 3 of Section 2.6 of the PPS states:

- “Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.”*

The proposed severed parcels and retained parcels can be accessed via existing public roads. Future residential development will be on the basis of private services. The requested severances do not require expansion of rural infrastructure.

Policy 5 of Section 2.6 of the PPS states:

- “New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.”*

The proposed severed and retained lots comply with the setback requirements of the minimum distance separation formulae.

The consent applications are consistent with the policies of the PPS.

The requested severances from the Subject Property have regard for the criteria outlined in subsection 51(24) of the Planning Act, and are consistent with the policies of the PPS.

Conclusion

The proposed severances from 1622 Beckett's Creek Road do not require a plan of subdivision for the orderly development of the land, and have regard for the criteria outlined in subsection 51(24) of the Planning Act. The consent applications are consistent with the policies of the Provincial Planning Statement. The consent applications represent good land use planning.

In support of the consent applications for severances please find enclosed:

- One (1) copy of this Cover Letter;
- Complete Consent Application Form 1 (one copy);
- Complete Consent Application Form 2 (one copy);
- Consent Sketch 1 (one 11x17 copy);
- Consent Sketch 2 (one 11x17 copy); and
- Environmental Impact Statement, prepared by Muncaster Environmental Planning Inc., dated September 12, 2025 (one copy); and
- Parcel Abstract for 1622 Beckett's Creek Road, PIN: 14534-0067 (one copy).

Should you have any questions regarding these applications please do not hesitate to contact the undersigned.

Yours truly,

NOVATECH

Devin Rajala

Devin Rajala, B.A.
Planner