



December 2025

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

**Committee of Adjustment**  
Received | Reçu le

**2025-12-16**

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

**RE: Applications for Consent**  
**2100 Stagecoach Road**  
**PT LT 14 CON 3 OSGOODE AS IN OS25581 EXCEPT PTS 1 & 2, 5R10768, PT 1, 4R8870 ;**  
**OSGOODE**  
**City of Ottawa**  
**Owner: 2100 STAGECOACH INC.**

Dear Committee Members:

HPUrban and The Stirling Group have been retained by the Property Owner to assist with a consent application for the property located at 2100 Stagecoach road, described as PT LT 14 CON 3 OSGOODE AS IN OS25581 EXCEPT PTS 1 & 2, 5R10768, PT 1, 4R8870 in the former Geographic Township of Osgoode. The property is rectangular in shape and resides within the rural area of Ottawa. The property owner is looking to sever one parcel fronting on to Manotick Station Road. The proposed severed lot fronts on to Manotick Station Road and the retained parcel will continue to have approximately 196m of frontage along Stagecoach Road. There are no existing buildings on the property today.

The Owner wishes to sever one lot for the purpose of a residential building lot. The proposed severance, shown as Part 1 on the draft r-plan, is proposed to have a frontage of 111.2 m and an area of 3.38 ha.

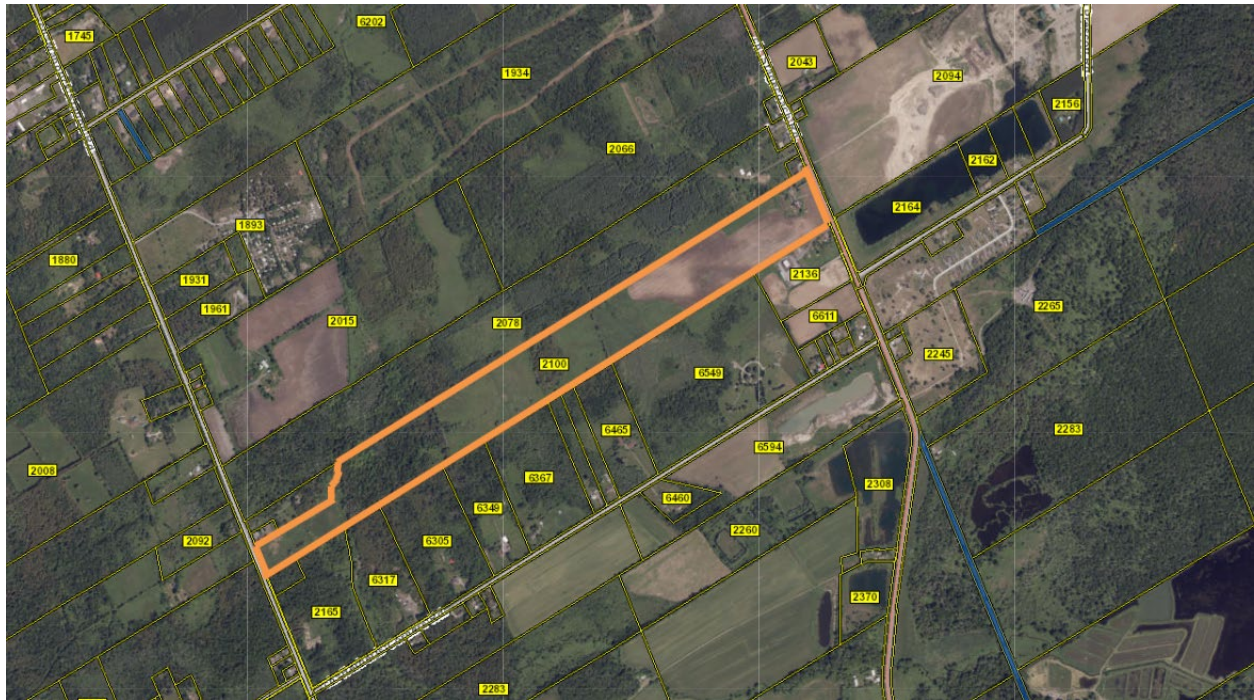
The subject property resides within the Rural Countryside land use designation in the City of Ottawa Official Plan, Schedule B9. The subject property is zoned Rural Countryside (RU) in the City of Ottawa Zoning By-Law 2008-250.

The proposed severance size adheres to the policies and provisions in place for the Rural Countryside designation in the City of Ottawa Official Plan.

**SITE LOCATION**

The subject property is located North of the intersection of Stagecoach Road and Herberts Corners Road with a civic address of 2100 Stagecoach Road. The lot spans the entire concession and has frontage along Manotick Station Road as well. The lot is approximately 102 acres (~41 hectares) and does not contain any buildings.

The approximate boundaries of the site are shown below in orange. The other surrounding land uses predominantly consists of residential. A mineral extractive zone exists on the opposite side of Stagecoach Road known as Osgoode Sand and Gravel.



*Aerial View of Subject Property*

## 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 2100 Stagecoach Road is consistent with the policies in the PPS, notably;

### 1. Rural Lands in Municipalities (2.6.1)

- “On rural lands located in municipalities, permitted uses are: residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;”
- *As noted throughout this letter, the intent of the application is to sever one lot from the property for a residential building lot. If the consent were to be approved, conditions would be placed on the decision to ensure that the lot can be serviced appropriately by private sewage and water services.*

### 2. Rural Lands in Municipalities (2.6.5)

- “New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.”
- *A review of active farming operations was reviewed and noted that 2136 Stagecoach Road appears to be working with a crop. That said, 2136 Stagecoach Road is more than 1600m away from the proposed lot and would not impact the lot creation.*

### 3. Sewage, Water and Stormwater (3.6.4)

- “Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual onsite sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts”
- *The proposed residential lot proposes to use individual onsite sewage and water services. As noted, conditions imposed on the consent, if approved, will ensure that the appropriate studies are completed to prove that the property can be privately serviced with no negative impacts.*

### 4. Minerals and Petroleum (4.4)

- “Minerals and petroleum resources shall be protected for long-term use” with *no Minerals and Petroleum resources noted on the subject site.*

As shown above, the proposed consent application aligns with the Provincial Policy Statement (2024) as it relates to consents on Rural Lands.

## 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. Schedule B9 of the Official Plan identifies the land designation for the subject property as Rural Countryside with a Natural Heritage Systems Core Area as shown on Schedule C11-A.

**Section 9.2** speaks to the Rural Countryside designation with the general intent to create opportunities and accommodate a variety of land uses appropriate for the rural location, predominately protecting the character of the rural countryside.

- *The proposed severance will add a new residential building lot within the rural countryside while maintaining the rural character.*

**Section 9.2.2** lists the uses permitted within the rural countryside that the City feels will help strengthen the rural economy.

- Forestry, conservation, and natural resource management activities.
- Agriculture, agriculture-related and on-farm diversified uses.
- Residential uses according to the policies of this plan.
- Animal services boarding, breeding and training and equestrian establishments.
- Bed and breakfast.
- Utility Installations.
- Cemeteries; and
- Sand and gravel pits.
- *The purpose of the proposed severances is to create one lot for residential purposes, a permitted use within the City of Ottawa's Official Plan, while leaving the retained land to continue its existing use without negative impacts.*

**Section 9.2.3** sets forth additional policies to limit the fragmentation of rural lands and to ensure the preservation of health by limiting lot creation to only two lots with a minimum lot size of 0.8 hectares from any lot in existence on May 14, 2003, and allowing a minimum of 10 hectares on the retained lot.

- *The proposed lot sizes are above the minimum requirements of 0.8, and the retained parcel is larger than the required 10 hectares with an area of just over 38 hectares.*
- *The retained lot will maintain adequate frontage along Stagecoach Road*

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.

**Part 13** speaks about Rural Countryside Zones. The purpose of the zone is “...to 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. To recognize and permit this range of rural based land uses which often have large lot or distance separation requirements and to regulate various types of development in manners that ensure compatibility”.

- *The proposed severance will not cause any conflict with the intent of the By-law as the proposed severed and retained lot comply with the provisions set forth in the Rural Countryside Zone.*

**Section 227** outlines the permitted uses within the Rural Countryside as follows:

- **agricultural use**, see Part 2, Section 62
- **agriculture-related use**, see Part 3, Section 79B (By-law 2021-222)
- **animal care establishment**
- **animal hospital**
- **artist studio**
- **bed and breakfast**, see Part 5, Section 121
- **Cannabis Production Facility**, limited to outdoor and greenhouse cultivation. (By-law 2019-222)
- **cemetery**
- **detached dwelling**
- **equestrian establishment**
- **environmental preserve and educational area**
- **forestry operation**
- **group home**, see Part 5, Section 125
- **home-based business**, see Part 5, Sections 127 and 128
- **home-based day care**, see Part 5, Section 129
- **kennel**, see Part 3, Section 84
- **on-farm diversified use**, see Part 3, Section 79A (By-law 2019-41) (By-law 2021-222)
- **retirement home, converted**, see Part 5, Section 122
- **secondary dwelling unit**, see Part 5, Section 133

The proposed severance complies with the permitted uses of the Rural Countryside. The proposed severance is intended for future residential development.

The required zoning provisions for the Rural Countryside Zone (RU) are as follows:

Zoning Provision	Required	Part 1	Retained
<b>Minimum Lot Width</b>	50m	111.2m	196m
<b>Minimum Lot Area</b>	0.8ha	33,887.7 m <sup>2</sup> 3.38 hectares	380,946.9m <sup>2</sup> 38.09 hectares

The proposed severance and retained lot comply with the Rural Countryside 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 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 to permit a residential building lot. The consent is therefore in the public interest as it allows for the development of a residential lot.

(c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	Yes	The proposed parcel conforms 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 1 new lot 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 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;	No	
(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 RU 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 be serviced by private services.
(k) The adequacy of school sites;	No	
(l) The area of land, if any, within the proposed subdivision that,	No	

<p>exclusive of highways is to be conveyed or dedicated for public purposes;</p>		
<p>(m) The extent 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>No</p>	



## SUMMARY

The applicant is seeking a severance from the property known as 2100 Stagecoach Road for the purpose of a future residential dwelling.

The proposed severance is consistent with the policies in the 2024 Provincial Policy Statement, the City of Ottawa Official Plan, and will comply with the Zoning By-Law requirements of the Rural Countryside (RU) zone for the intended use of the new lot.

Please contact us if you require any additional information.

Peter Hume  
HP Urban Inc.

Alison Clarke  
The Stirling Group