



PLANNING RATIONALE

24 Kirkstall Ave, Ottawa, ON, K2G 3M5

www.q9planning.com

dayna@q9planning.com

Date: March 12, 2026

File: 122226 - 2464 Scrivens Drive

To: Michel Bellemare, Secretary Treasurer
Committee of Adjustment
City of Ottawa, 101 Centrepointe

Committee of Adjustment
Received | Reçu le

2026-03-18

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: PROPOSED CONSENT TO SEVER APPLICATION FOR 2464 SCRIVENS DRIVE

Dear Mr. Bellemare,

Q9 Planning + Design have been retained by Barb Clark to prepare a Planning Rationale regarding the requested consent application required to sever the existing property at 2464 Scrivens Drive. The severance will allow for the creation of one new lot. The existing 1.5 storey detached dwelling and accessory buildings will be located on the severed parcel. The retained parcel is currently vacant and will support a new detached dwelling.

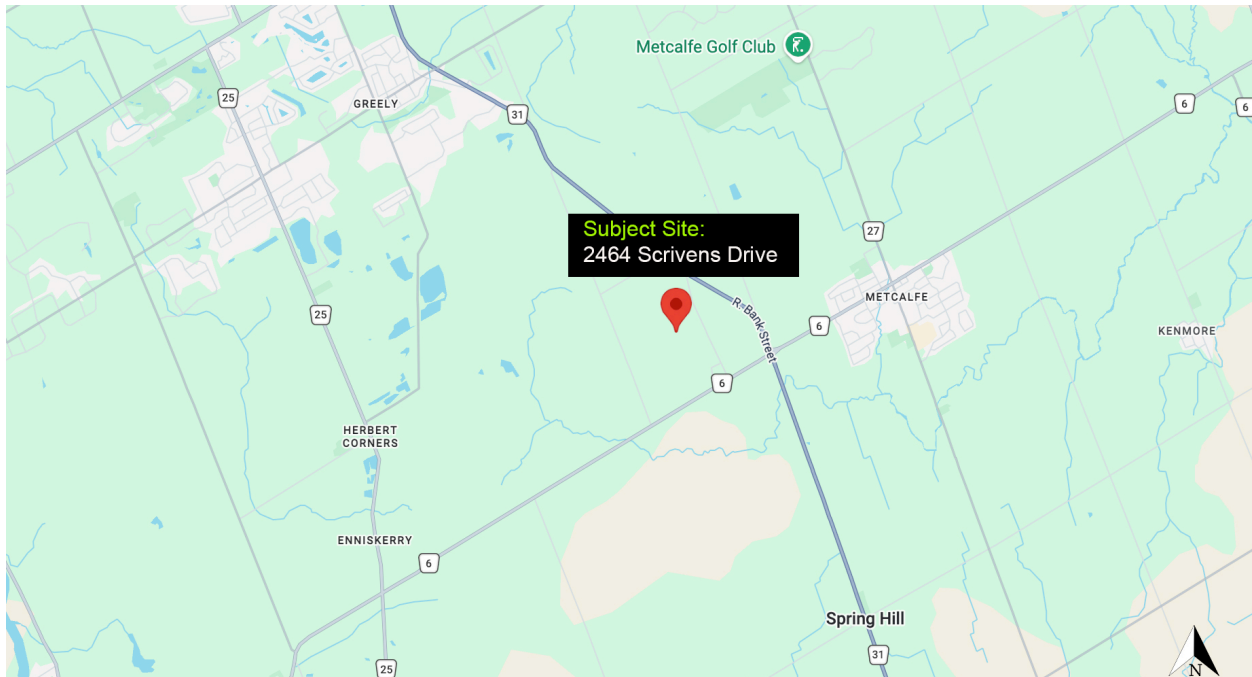


Figure 1: Location Plan (Source: Google Maps)

The following represents the Planning Rationale cover letter required as part of the submission requirements for an application to the Committee of Adjustment.

OVERVIEW

The subject site a large, irregular but generally rectangular lot located on the west side of Scrivens Drive, in the Metcalfe neighbourhood in Ward 20 Osgoode within the City of Ottawa. The property is approximately 23.28 hectares in size, with frontage along Scrivens Drive and a City owned and partially maintained, but unopened road between Concession 6 Lot 18 and Concession 6 Lot 19, Geographic Township of Osgoode. Approximately 450 m of this unnamed road, westward from Scrivens Drive, is being used as the laneway for the house addressed as 2464 Scrivens Drive. In an email from 2025, it has been confirmed that the City of Ottawa Roads department has confirmed that they do maintain a portion of the road through some sort of legacy arrangement. While maintained, the road is considered to be an unopened road allowance. We have consulted with the City's Right-of-Way group which will not require the applicant to apply for a new private approach for the severed parcel. The existing driveway can remain.

The property currently contains a 1.5 storey detached dwelling and accessory buildings. The accessory buildings include (1) frame barn, (2) frame sheds and (1) lot shed. The total area of the accessory buildings are approximately 516 m². The subject property is heavily treed along the frontage of the site at Scrivens Drive.

The severance will allow for the creation of one new lot. The existing 1.5 storey detached dwelling and accessory buildings will located on the severed parcel. The retained parcel is current vacant and will support a new detached dwelling. Part 1 is the severed lot.

The proposed consent application was discussed with members of City staff to confirm the severability of the site prior to submission. Wendy Yang was able to confirm the status of the abutting unopened, but City maintained road. Additional consultation with Lucas Teeft and Wendy Yang was undertaken to confirm a lot may be created through severance provided the retained lands have a minimum size of 10 hectares and the severed land is a minimum size of 0.8 hectares.

A site visit was conducted on March 9, 2026 to confirm there were no adjacent livestock or farms in the surrounding area.

Proposed Consent Applications

The breakdown of the proposed Consent to Sever Applications are provided below and are consistent with the Draft Reference Plan provided in conjunction with these applications.

Part Number	Use	Frontage (m)	Lot Area (ha)	Lot Depth
Existing	Existing lot with 1 dwelling unit + accessory buildings	215.2 m	~23.28	~724.71 m, irregular
Retained	Retained Parcel, vacant	87.66 m	~18.1 ha	~724.71 m, irregular
Part 1 (Severed)	Severed Parcel, 1 dwelling unit + accessory buildings	127.54 m	5.186 ha	421.28 m, irregular

Documents Required and Submitted

The following lists all required and submitted documents in support of the identified Committee of Adjustment applications.

- [As Built Site Plan
- [Draft Reference Plan
- [Planning Rationale (this document)
- [Parcel Abstract
- [Fee
- [Application Form

SITE & CONTEXT

Site

The subject site a large, irregular but generally rectangular lot located on the west side of Scrivens Drive, in the Metcalfe neighbourhood in Ward 20 Osgoode within the City of Ottawa. The property is approximately 23.28 hectares in size, with frontage along Scrivens Drive and a City owned and partially maintained, but unopened road between Concession 6 Lot 18 and Concession 6 Lot 19, Geographic Township of Osgoode. Approximately 450 m of this unnamed road, westward from Scrivens Drive, appears essentially being used as the laneway for the house addressed as 2464 Scrivens Drive. In an email from 2025, it has been confirmed that the City of Ottawa Roads department has confirmed that they do maintain a portion of the road through some sort of legacy arrangement. While maintained, the road is considered to be an unopened road allowance. We have consulted with the City's Right-of-Way group which will not require the applicant to apply for a new private approach for the severed parcel. The existing driveway can remain.

The property currently contains a 1.5 storey detached dwelling and accessory buildings. The accessory buildings include (1) frame barn, (2) frame sheds and (1) lot shed. The total area of the accessory buildings are approximately 517 m². The subject property is heavily treed along the frontage of the site at Scrivens Drive.

The following list provides the lot dimensions for 2464 Scrivens Drive:

- Lot width: 215.2 m
- Lot depth (irregular): ~724.71 m
- Lot area: ~23.28 ha

Legal Description: Part of Lot 18, Concession 6, Geographic Township of Osgoode now in the City of Ottawa



Figure 2: Site Map (Source: GeoOttawa)



Figure 3: Frontage of site as viewed from Scrivens Drive

Context

The subject site is located within on rural road south of Bank Street in the Osgoode/ Metcalfe area of Ottawa’s rural southeast. It is part of the Osgoode Ward — a largely rural ward with farmland, scattered residential properties, and small community nodes. Scrivens Drive itself is a local rural road oriented roughly north–south, connecting into Bank Street toward the north and serving residences and farms. Low-density single-family homes are scattered along Scrivens Drive and nearby roads with large lot sizes typical of a rural setting. Properties tend to be on larger parcels compared with suburban neighbourhoods, with significant spacing between houses. Many of the surrounding lots contain agricultural fields along with detached dwellings on smaller lots. The subject property is effectively midway between the rural villages of Greely and Metcalfe , with convenient access to both via Bank Street. It benefits from proximity to community services while maintaining a distinctly rural, low-density setting. Metcalfe functions as the nearest small village centre, offering amenities such as a grocery store, LCBO, restaurants, schools, parks, and the Metcalfe Fairgrounds. Greely contains additional neighbourhood-scale commercial uses, schools, churches, and community facilities, and connects further north toward suburban Ottawa.

Overall, the area is characterized by large rural and undeveloped lots along with smaller residential building lots. The surrounding lot area provides contextual support for the proposed severance of the site.



Figure 4: Context Map (Source: Google Maps)

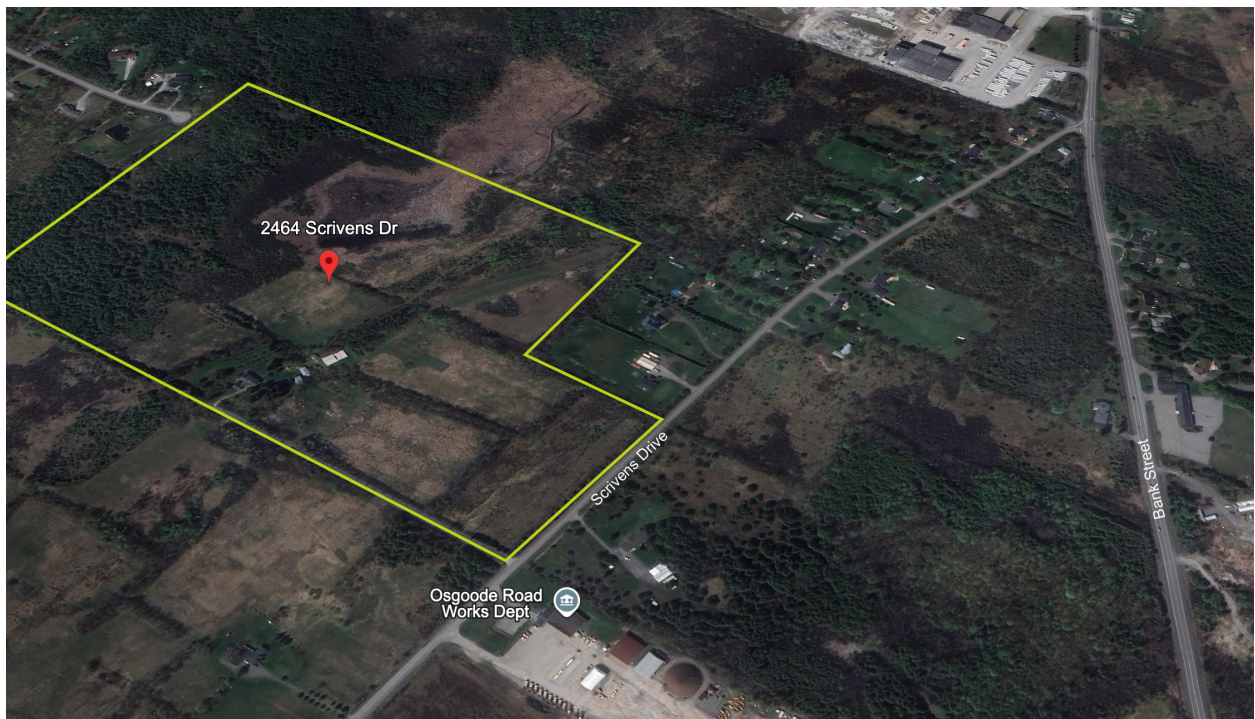


Figure 5: Context Map (Source: Google Earth, markup by Q9 Planning + Design)

PROPOSED DEVELOPMENT

The severance will allow for the creation of one new lot. The existing 1.5 storey detached dwelling and accessory buildings will located on the severed parcel. The retained parcel is current vacant and will support a new detached dwelling. Part 1 is the severed lot.

The following pages contain the as-built site plan overlaid on the draft reference plan.

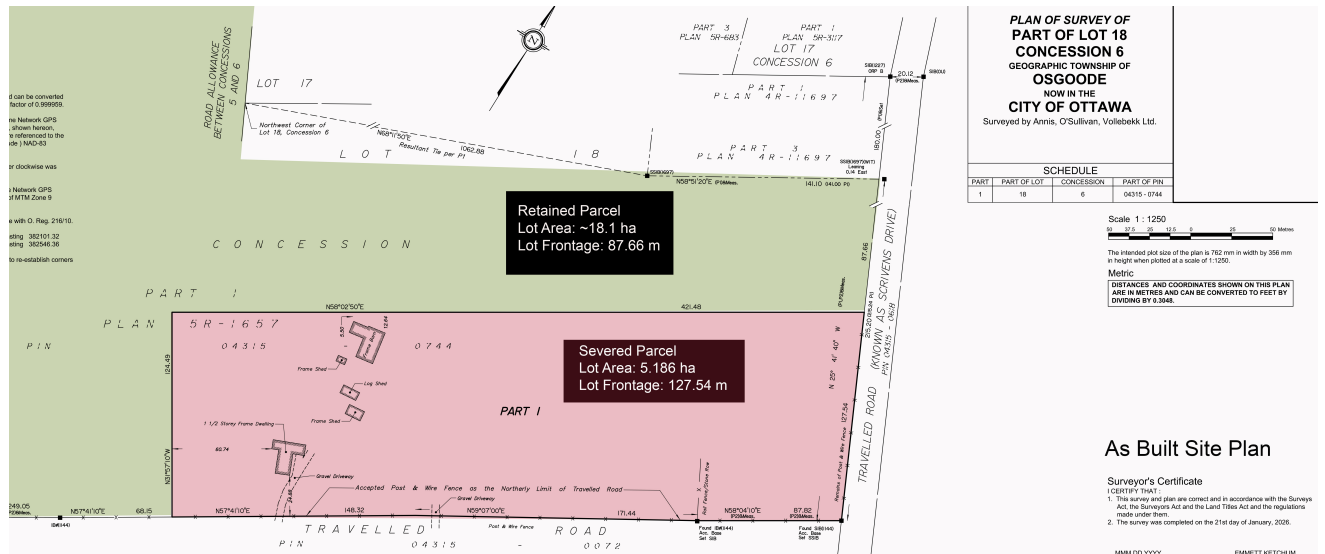


Figure 6: Excerpt from Reference Plan (Source: AOV Surveyors)

POLICY REVIEW

In order to obtain approval of the proposed applications, a review of the relevant and applicable policies and provisions is required. These are reviewed and discussed below.

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024, and merges the previous “A Place to Grow: Growth Plan for the Greater Golden Horseshoe” and the “PPS (2020)”. It provides broad policy direction on land use planning and development, emphasizing intensification to reach a target of 1.5 million homes by 2031. These policies must be integrated with other provincial and municipal plans, including local Official Plans and Secondary Plans, and all planning decisions must be consistent with the PPS. Relevant policies from the PPS are outlined below, with the specific policies provided in italics.

The both the rural policies and mineral aggregate policies were reviewed for this application.

Section 2.5 Rural Areas in Municipalities

States that rural areas in municipalities should be healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- b) promoting regeneration, including the redevelopment of brownfield sites;*
- c) accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) using rural infrastructure and public service facilities efficiently;*
- e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- g) conserving biodiversity and considering the ecological benefits provided by nature; and*
- h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy*

Section 4.3.2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels. 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.

Response | The subject site is located outside of the urban boundary and within the rural area, which is an appropriate location for detached rural uses. The development utilizes private services and will not require expansion to public service facilities. The proposed new lot is currently vacant and the proposed development will introduce one new lot of record for the purposes of development with a detached dwelling.

Based on our review, it is our professional planning opinion that the proposed development conforms with the Provincial Planning Statement (PPS), 2024.

City of Ottawa Official Plan

Designation: Rural Countryside

The City of Ottawa Official Plan was passed by City Council on November 24th, 2021 and was approved by the Ministry of Municipal Affairs and Housing (MMAH) on November 4th, 2022. The new Official Plan contains renewed goals, objectives, and policies that will guide growth and future change to the year 2046.

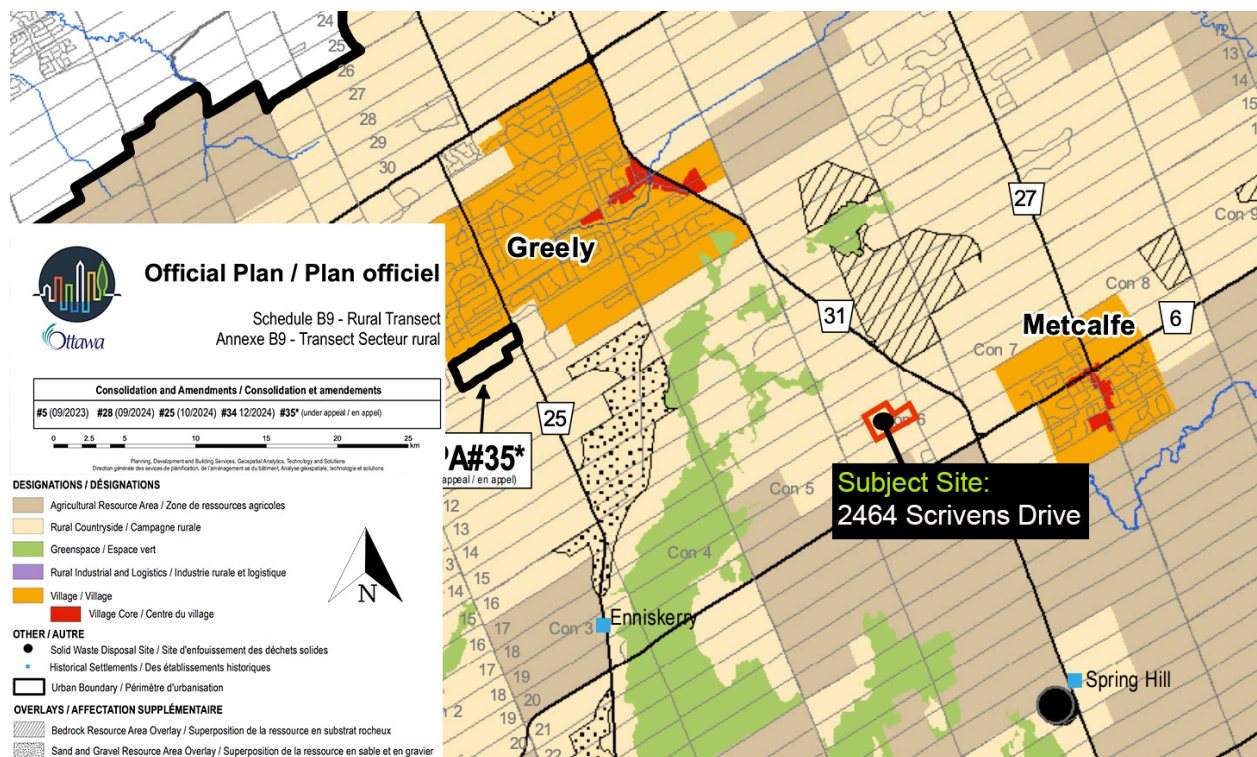


Figure 9: Official Plan Rural Transect Schedule. (Source: City of Ottawa).

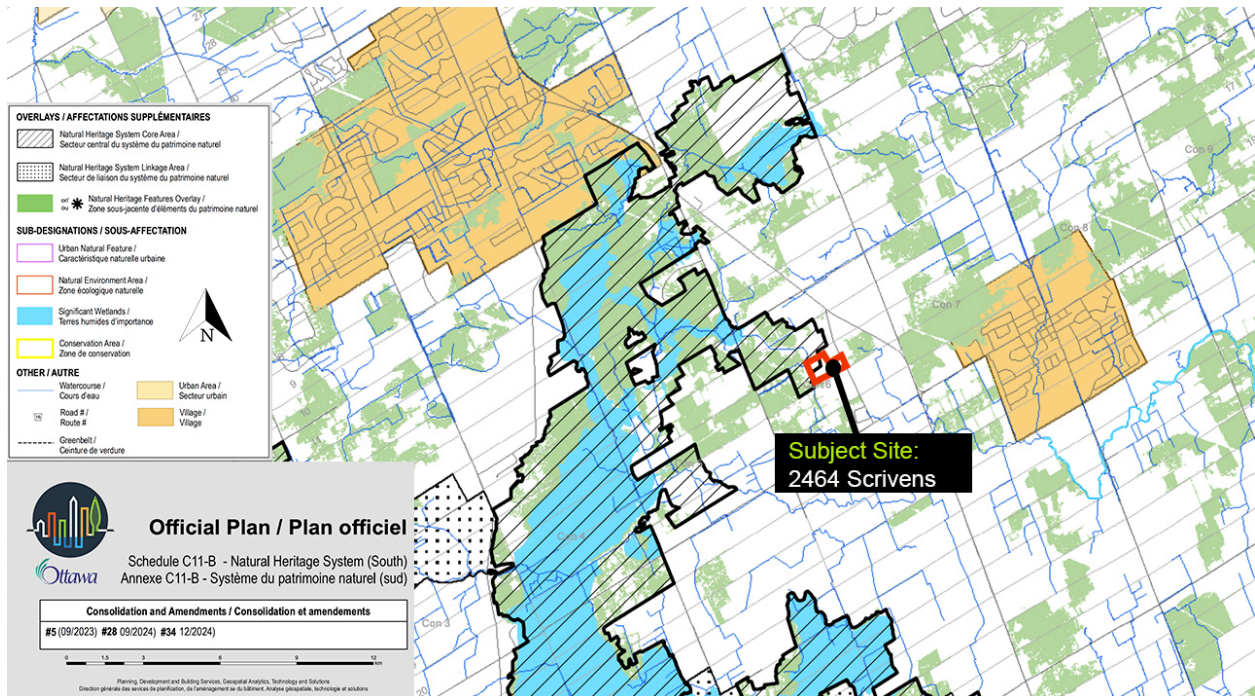


Figure 10: Official Plan Natural Environmental Area Overlay (Source: City of Ottawa).

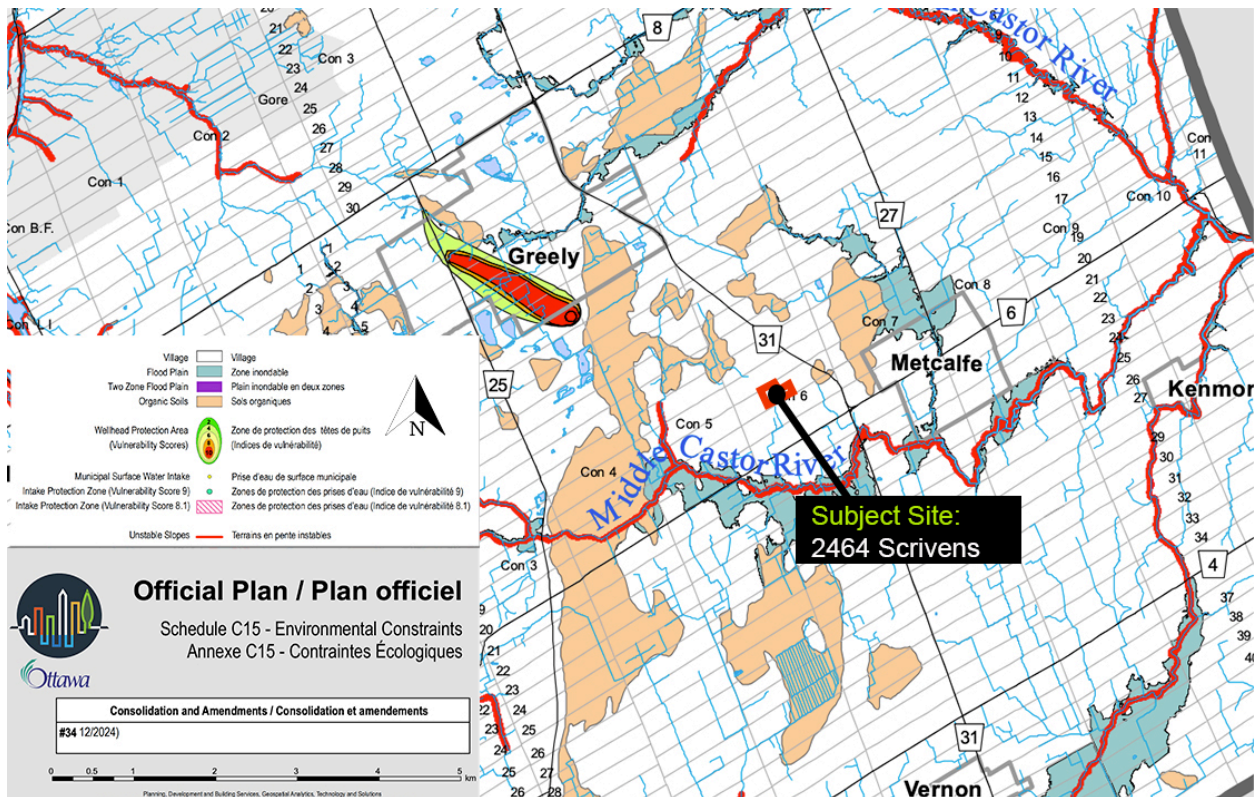


Figure 11: Environmental Constraints Schedule Official Plan. (Source: City of Ottawa).

The subject site is noted as being part of the rural area, in which it is designated **Rural Countryside**. The subject site is also within the Natural Heritage System Core Area and within a Natural Environmental Area Overlay.

Section 2 provides the overarching strategic directions for the new Official Plan in order to help Ottawa become the most liveable mid-sized City in North America over the next century. It is centred around the Five Big Moves, which call for increased growth through intensification, more sustainable transportation, more context-based urban and community design, environmental, climate, and health resiliency, and planning policies based on economic development. The property is recognized as being in the rural area, in which there are a number of designations.

Comment: The proposed severance of the subject property into two lots supports the potential to separately convey the units in the format of one detached unit per lot. It supports the existing density provided by the dwellings on the property, which is compatible with the other properties in the area. A development envelop of 2,000 m² has been provided at the frontage of the retained parcel to ensure new development is outside of the natural environment area.

The subject site is also within the Natural Heritage System Core Area and within a Natural Environmental Area Overlay as outlined in the Official Plan (see Figure 12). There are no Environmental Constraints on or surrounding the subject site (see Figure 13).

Section 5.6.4.1 speaks to development within Natural Heritage System Core Area and Natural Heritage System Linkage Areas and states that:

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 longterm enhancement and restoration of the ecological integrity, biodiversity and ecosystem services of the area; and b) In Natural Heritage System Linkage Areas, development or site alteration shall maintain or improve the ecological and recreational connectivity of the area; and, not compromise the potential for longterm enhancement and restoration of ecological and recreational connectivity of the area.

4) 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. 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.

Comment: The existing development on the site is located within the Natural Heritage System Core Area. No new development is proposed on the subject property associated with the severance at this time. The consent will have no negative impact on the Natural Heritage System or the Natural Heritage Features. If in the future new development is proposed on the retained parcel, a 2,000 m² development envelop has been delineated

outside of the Natural Heritage System Linkage that will restrict development to the portion of the site closest to Scrivens Drive and away from the environmental features.

Section 9.2 includes policies applicable to the Rural Countryside designation, which contain a variety of rural uses, including small clusters of commercial development. The intent of the designation is to accommodate a variety of uses that are compatible with rural locations. Various permitted uses are included in the Rural Countryside designation.

Section 9.2.3 provides an overview of policies that are intended to guide development in rural areas and to limit the fragmentation of rural lands and ensure the preservation of health:

1) In the case of non-residential uses, for the creation of three or more lots in a three-year period, development shall be by plan of subdivision;

2) Where the creation of less than three lots is proposed for a non-residential use, the Zoning By-law shall permit for non-residential uses prior to the application for a consent to sever and the City may require an amendment to the Zoning By-law to prohibit residential uses as a condition of severance;

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. Where the lot has frontage on an arterial road and a collector or local road, the proposed lot shall not be accessed from the arterial road; e) The lot(s) shall observe required setbacks from, and not impact lands identified for mineral aggregates and shall meet policies related to mineral extraction reserves and operations; f) Where a lot that is within a historical settlement, the following conditions apply: i) Both the severed and retained lots shall be consistent in size with adjacent lots, but shall not be less than 0.4 hectares; ii) The creation of the lot(s) shall not extend the historical settlement area in length, width, or depth; and iii) The proposed lot(s) shall be adequately serviced without adversely impacting existing private services on adjacent lots. g) Where a lot that is outside of a historical settlement area, limited residential infill is permitted and the following conditions apply: i) The proposed lot(s) have frontage on an open and maintained public road; and ii) The proposed lot(s) are opposite a lot containing a dwelling where its front yard is on the same road; and iii) The proposed lot(s) are vacant lot(s) between two existing dwellings with front yards on the same side of the road, and are situated not more than 250 metres apart; and iv) The proposed and retained lot(s), should be of a similar size to the existing surrounding lots, and shall not be less than 0.8 hectares ; and v) The proposed lot(s) shall be adequately serviced without adversely impacting existing private services on adjacent lots; and vi) No more than two lots will be created from any lot in existence on 13 May 2003, and no further severances will be permitted from a

severed lot. h) All development on the lot shall be restricted to areas away from mature vegetation or natural features, and a development agreement may be required as a condition of severance to ensure the protection of these natural features; and i) Confirmation of sufficient reserve sewage system capacity and/or reserve water system capacity within municipal water and/or sewage services, or private communal water and/or sewage services;

4) Country lot estate subdivisions are prohibited except on those lands where an application for a plan of subdivision was received and deemed complete by December 31, 2009, or where the proposed subdivision meets the conditions established in Subsection 3.4, Policy 8);

5) A new lot shall not be created from a lot within a registered plan of subdivision unless all of the following conditions are met: a) The minimum size of the severed and retained lots are no less than 0.8 hectares; b) The retained and severed lots can be adequately serviced; and c) It is demonstrated that the creation of any new lot shall not adversely affect the water and wastewater systems of adjacent developments;

6) Multi-Unit residential developments are prohibited.

Comment: The proposed severance will sever the house and accessory buildings onto lot and the retained lot will be vacant and will support a future detached dwelling. The severance represents the creation of one new building lot. Both lots will have adequate frontage on Scrivens Drive. The retained parcel will be greater than 10 hectares and the severed portion will be greater than 0.8 ha. The lots will be privately serviced with services on each lot. The severed lot has existing development and will be accessed via the existing access. The retained lot will permit new development only in a 2,000 m² envelop adjacent to Scrivens Drive to further protect the natural heritage features and mature vegetation to the rear of the property.

Section 7 provides policies for lands that are within the Greenspace Designation. Section 7.3 provides policies for development within lands partially containing the Natural Environment Area designation:

d) The City shall permit a single-detached dwelling and accessory buildings on an existing lot of record, which has open, maintained, public road frontage. The building shall be subject to site plan control. Where new construction occurs on a lot that lies partially within the boundaries of a designated area, the new construction and on-site servicing shall be located outside the boundary of the area to the greatest extent possible on the lot and disturbance of the natural area will be minimized;

e) Development and site alteration within 120 metres of the boundary of a Natural Environment Area must demonstrate no negative impacts on the natural features or their ecosystem services within the area.

Comment: The existing development is outside of the Greenspace designation. The severance is to allow the dwelling unit to be on a separate lot so that the retained lot can be conveyed independently. The retained lot will permit new development only in a 2,000

m2 envelop adjacent to Scrivens Drive to further protect the natural heritage features and mature vegetation to the rear of the property. The existing development and proposed development envelop on the retained parcel is located >120 metres from the boundary of the Greenspace Designation. Therefore there will be no negative impacts on the natural features or their ecosystem services within the area.

Based on our review, it is our professional planning opinion that the proposed development conforms with the City of Ottawa Official Plan.

City of Ottawa Zoning By-law

The property is currently split-zoned RU - Rural Countryside Zone in the City of Ottawa Zoning By-law 2008-250. The intent of the Rural Zone is to permit uses compatible with rural areas and infrastructure, with residential development generally restricted to detached dwellings. The table below provides an overview of the required provisions for the RU zone and the proposed development's compliance.

Zoning By-law 2008-250:

Consent Application to create Two Parcels	2464 Scrivens Drive			Section/By-law
	Required	Severed	Retained	
RU - Rural Countryside Zone				
Minimum Lot Frontage	50 m	127.54 m	87.66 m	Section 227
Minimum Lot Area	0.8 ha severed, 10 ha retained	5.186 ha	~18.1 ha	Section 227
Max Building Height	12 m	Existing, <12 m	<12 m	Section 227
Minimum Front/Corner Yard Setback	10 m	>10 m	>10 m	Section 227
Minimum Rear Yard Setback	10 m	60.74 m	>10 m	Section 227
Minimum Interior Yard Setback	5 m	5.5 & 24.88 m	>5 m	Section 227
Maximum Lot Coverage	20%	<20%	<20%	Section 227
Minimum Parking Spaces	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	Part 4, Table 101

Consent Application to create Two Parcels	2464 Scrivens Drive			Section/By-law
	Required	Severed	Retained	
RU - Rural Countryside Zone				
Minimum Distance Separation (Part 2, S.62)	New livestock operations or the expansion of existing livestock operations must comply with the minimum distance separation formulae of the Province. New development in proximity to an existing livestock operation must also comply with the MDS formulae.	No livestock is existing or proposed on the subject property	No livestock is existing or proposed on the subject property	S. 62, Part 2
Aggregate of all Accessory Buildings	5% of total lot area or 150 m ² whichever is greater = 2,593 m ²	517 m ²	N/A	Section 55, Table 55
Maximum Number of Accessory Buildings per lot	No restriction	4	N/A	Section 55, Table 55

The new Zoning By-law was approved by Ottawa City Council on January 28, 2026 and enacted on March 11, 2026. At this time, all development applications and building permits must comply with the provisions in Zoning By-law 2008-250 and the new Zoning By-law 2026-50, with the most restrictive provisions from both by-laws applying.

Zoning By-law 2026-50:

Consent Application to create Two Parcels	2464 Scrivens Drive			Section/By-law
	Required	Severed	Retained	
RU - Rural Countryside Zone				
Minimum Lot Frontage	50 m	127.54 m	87.66 m	Section 1302
Minimum Lot Area	0.8 ha severed, 10 ha retained	5.186 ha	~18.1 ha	Section 1302
Max Building Height	12 m	Existing, <12 m	<12 m	Section 1302
Minimum Front/Corner Yard Setback	10 m	>10 m	>10 m	Section 1302

Consent Application to create Two Parcels	2464 Scrivens Drive			Section/By-law
RU - Rural Countryside Zone	Required	Severed	Retained	
Minimum Rear Yard Setback	10 m	60.74 m	>10 m	Section 1302
Minimum Interior Yard Setback	5 m	5.5 & 24.88 m	>5 m	Section 1302
Maximum Lot Coverage	20%	<20%	<20%	Section 1302
Minimum Distance Separation	New livestock operations or the expansion of existing livestock operations must comply with the minimum distance separation formulae of the Province. New development in proximity to an existing livestock operation must also comply with the MDS formulae.	No livestock is existing or proposed on the subject property	No livestock is existing or proposed on the subject property	
Aggregate of all Accessory Buildings	5% of total lot area or 150 m ² whichever is greater = 2,593 m ²	517 m ²	N/A	Section 202(21)(c)
Maximum Number of Accessory Buildings per lot	No restriction	4	N/A	Section 202(17)
Setback from a Lot Line	1 m	5.5 m	N/A	Section 202(25)(e)(iii)

Based on our review, it is our professional planning opinion that the proposed development conforms with the City of Ottawa Zoning By-law.

PLANNING ACT REVIEW

Review of Section 51(24)

The following is a review of Section 51(24) of the *Planning Act* to assess the suitability of the proposed severances to sever the single lot at 2464 Scrivens Drive into two lots in order to facilitate the creation of a new lot. In the *Planning Act*, a series of conditions are presented that state in the case of any subdivision of land, including consent to sever, regard shall be had to:

1. *The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

The proposed consent allows for the creation of one new lot. The severance is consistent with all the applicable provincial policies including the Provincial Planning Statement. The proposed consents have regard to matters of Provincial interest as identified in Section 2 of the *Planning Act*.

2. *Whether the proposed subdivision is premature or in the public interest;*

The proposed consents to sever is not premature and is in the public interest. It facilitates the creation of 1 new lot and provides housing using private services on suitably sized lots. The proposed development will also be consistent with the lot fabric of the rural context.

3. *Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The proposed consent conforms to the City of Ottawa's Official Plan as it supports the development of the site and creates rural-contextual lots which align with the surrounding lot fabrics and complies with the City's minimum rural lot requirements. The severance results in two lots that exceed the area and frontage requirements outlined in the Zoning By-law and do not impact the environmental areas.

4. *The suitability of the land for the purposes for which it is to be subdivided;*

The severance proposes one new lot, with the severed parcel larger than surrounding ones in order to meet the Official Plan minimum lot sizes. The lots are intended to support single-detached residential development with private services and have been appropriately sized to support this use in accordance with Official Plan policy and minimum zoning lot areas.

5. *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;*

No new roads are proposed as part of this land severance. The proposed development will not impact transportation infrastructure. An access to the proposed new lot will be accessed via Scrivens Drive. The severed lot containing the existing house will be accessed via the existing access.

6. *The dimensions and shapes of the proposed lots;*

The lots will be exceed the area and frontage requirement of the By-law. The lots will have frontage on a public street that will be similar in width and area to the other lots along Scrivens Drive. The severance line considers appropriate developable parcels and ensures the proposed lot will have a viable development envelop outside of the natural area.

7. *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 proposed retained parcel will have an allocated 2,000 m² building envelop towards the Scrivens Drive frontage to maintain adequate development setback between a future building and the natural heritage features. There are no other restrictions or proposed restrictions that apply to the existing or proposed lot and its uses, beyond the Zoning By-law.

8. *Conservation of natural resources and flood control;*

The proposed consent will require a grading and drainage plan to indicate how runoff will be controlled as a required condition for any severance application. The property is large enough to contain all stormwater on-site. No new construction is being proposed as part of the application.

9. *The adequacy of utilities and municipal services;*

The site has adequate access to utilities and will be privately serviced through well and septic on the proposed lots.

10. *The adequacy of school sites;*

The consent will result in one additional unit, which will have a negligible impact, if any, on the surrounding schools.

11. *The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

There will be no land conveyed or dedicated for public purposes and it is anticipated that the payment of cash-in-lieu of parkland will be a condition of approval.

12. *The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

The proposed severances would make use of private services and provide an additional dwelling unit in a rural area. This efficient use of land aligns with the policy's goal of conserving energy and resources through more organized development that represents gentle rural growth.

13. *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).*

The proposed development does not require Site Plan Approval and is considered to be a minor development proposal.

Based on our review, the proposed severances satisfy the criteria for land division under Section 51 of the *Planning Act*. This confirms the proposal's efficiency and suitability within the regulatory framework.

CONCLUSION

As noted, the proposed severance to create a new lot from the existing property currently developed with a detached dwelling and four accessory structures would allow for the creation of a new lot so that the existing dwelling is able to exist on its own lot. The severance would result in a more appropriate lot condition for each detached dwelling. The proposal will result in two contextually-sized lots within the rural area, each exceeding the minimum lot area and frontage. The existing access via the opened road allowance will maintain for the severed lot and the retained parcel will have a new access via Scrivens Drive. The retained lot will permit new development only in a 2,000 m² envelop adjacent to Scrivens Drive to further protect the natural heritage features and mature vegetation to the rear of the property. No changes or development is being proposed in the environmentally sensitive area to the west on the subject lands.

Collectively considered, the development meets the assessment criteria for the suitability of proposed severance required under Section 51(24) of the *Planning Act*.

It is the opinion of Q9 Planning + Design that the proposed severance is good land use planning and meets the required tests and criteria set out in the *Planning Act*.

Yours truly,

A handwritten signature in black ink that reads "Dayna Edwards". The signature is written in a cursive, flowing style.

Dayna Edwards, RPP MCIP M.PI

Partner, Senior Planner + Urban Designer

CC: Barbara Clark

APPENDIX A - CORRESPONDENCE FROM CITY OF OTTAWA

Re: 2464 Scriven Road Consent - Preliminary Review External Inbox x



Summarize this email



Yang, Wendy
to me, Barb, Panel

Mon, Feb 23, 9:12 AM (3 days ago) ☆ ☺ ↶ ⋮

Hi Barb and Dayna,

City's Right of Way will not require the retained lot to apply for a new private approach on the Scriven frontage, you can continue to use the existing driveway.

If the City decides in the future that they are closing the road or not maintaining it, then the retained lot will have the necessary frontage on Scriven Drive and can apply for a Private Approach Permit.

Hope this helps and let me know if you have any questions.

Thanks,

Wendy Yang

Planner I | Urbansite I
Development Review All Wards (DRAW) | Direction de l'examen des projets d'aménagement -Tous les quartiers (EPATQ)
Planning, Development and Building Services Department (PDBS) | Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB)
City of Ottawa | Ville d'Ottawa
110 Laurier Avenue West | 110 avenue Laurier Ouest
Ottawa, ON K1P 1J1
613.580.2424 ext/poste 10536

RE: 2464 Scriven Road Consent - Preliminary Review External Inbox x



Summarize this email



→ **Yang, Wendy** <wendy.yang@ottawa.ca>
to me, Barb, Panel

Tue, Dec 16, 2025, 11:37 AM ☆ ☺ ↶ ⋮

Hi Dayna and Barb,

Please see below comments from City's **Environmental** Planner:

Is the intent for this severance to open up opportunity to develop another home? If so, I would like to see a development envelope of 0.2ha located close to the road and well away from the protected features at the back of the site.

Please let me know if you have any questions.

Thanks,

Wendy Yang

Planner I | Urbansite I
Development Review All Wards (DRAW) | Direction de l'examen des projets d'aménagement -Tous les quartiers (EPATQ)
Planning, Development and Building Services Department (PDBS) | Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB)
City of Ottawa | Ville d'Ottawa
110 Laurier Avenue West | 110 avenue Laurier Ouest
Ottawa, ON K1P 1J1
613.580.2424 ext/poste 10536