

January 16, 2026

Mr. Michel Bellemare
Secretary-Treasurer
Committee of Adjustment
101 Centrepointe Drive, Fourth Floor
Ottawa, ON K2G 5K7

Committee of Adjustment
Received | Reçu le

2026 - 01 - 16

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Applications for Consent
Linda Loop and Bonnie Lane, Ottawa

Dear Mr. Bellemare,

Fotenn Planning + Design ("Fotenn") has been retained by Dale Capital Holdings Inc. to submit three (3) Consent to Sever applications on their behalf for unaddressed vacant lands fronting onto portions of Linda Loop and Bonnie Lane in the City of Ottawa ("the subject lands"). The subject lands are legally described as Part Lots 11, 12, 13, 26, 28, 29, 30 Registered Plan 828, Lots 11 to 31 (inclusive) Registrar's Compiled Plan 850, Township of Fitzroy, Township of West Carleton, City of Ottawa.

The purpose of the applications is to facilitate the severance of a lot in order to create three (3) new lots and one (1) retained lot, capable of supporting future residential development.

Please find enclosed the following materials in support of the application:

- / Three (3) consent application forms;
- / A cover letter prepared by Fotenn Planning + Design Consultants explaining the nature of the applications;
- / A letter from Merovitz Potechin, dated January 9, 2026 confirming that the owner owns no other adjoining property;
- / A Slope Stability Assessment prepared by Paterson Group dated November 19, 2025;
- / Draft R-Plan prepared by Fairhall, Moffatt & Woodland, dated January 5, 2026;
- / Plan 5R-9873 prepared by Arnett, Kennedy, Riddell & Jason Surveying Ltd., dated December 19, 1985; and,
- / Parcel abstract confirming the names of all registered owners of the properties.

Please contact the undersigned at saunders@fotenn.com or casagrande@fotenn.com with any questions or requests for additional materials.

Sincerely,



Evan Saunders, RPP MCIP
Planner



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FOTENN

1.0 Introduction

Fotenn Planning + Design (“Fotenn”) has been retained by Dale Capital Holdings Inc. to prepare this cover letter in support of three (3) Consent applications for the subject lands. The purpose of the Consent applications is to sever the subject lands to enable the creation of three (3) new lots and one (1) retained lot.

1.1 Overview of Subject Lands

The subject lands, which are legally described as Part Lots 11, 12, 13, 26, 28, 29, 30 Registered Plan 828, Lots 11 to 31 (inclusive) Registrar’s Compiled Plan 850, Township of Fitzroy, Township of West Carleton, City of Ottawa, are an irregularly-shaped parcel with frontages along Bonnie Lane, Linda Loop, and Thomas A. Dolan Parkway, featuring a total lot area of 11.22 hectares. The lands are vacant and mostly void of significant vegetation and are traversed by a stream corridor and adjacent slopes where most of the significant site vegetation is found. The surrounding area is largely agricultural in character with the exception of the immediately abutting lands to south and west where a residential subdivision has been constructed on Linda Loop and Bonnie Lane.

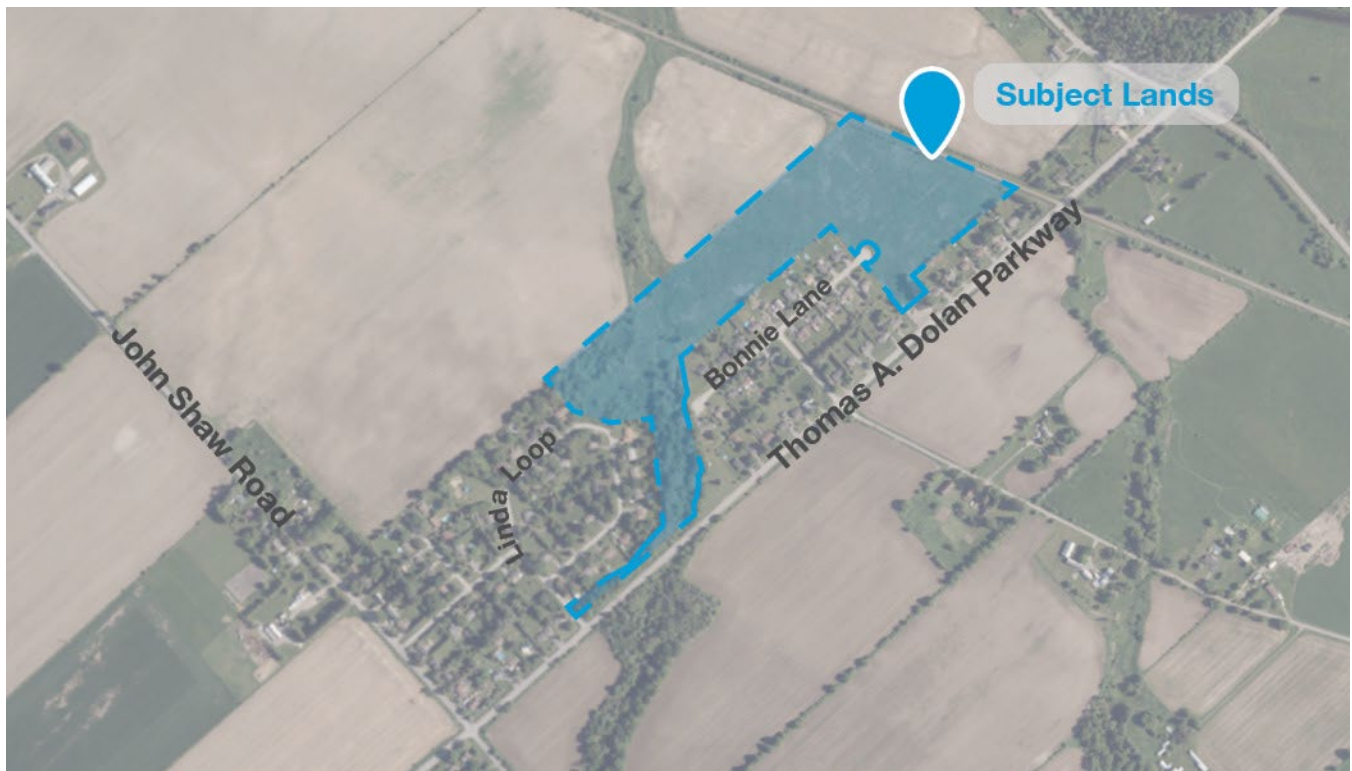


Figure 1: Subject lands context.

It is important to note that discussions with the City’s Forester have confirmed that rural severances of this nature do not typically require a tree inventory report unless there are trees of significance along the right of way frontages. In this case, the right of way areas do not contain any significant trees as what pre-existed consisted of buckthorn which are invasive species. As such, the City Forester is not requiring a tree inventory report.

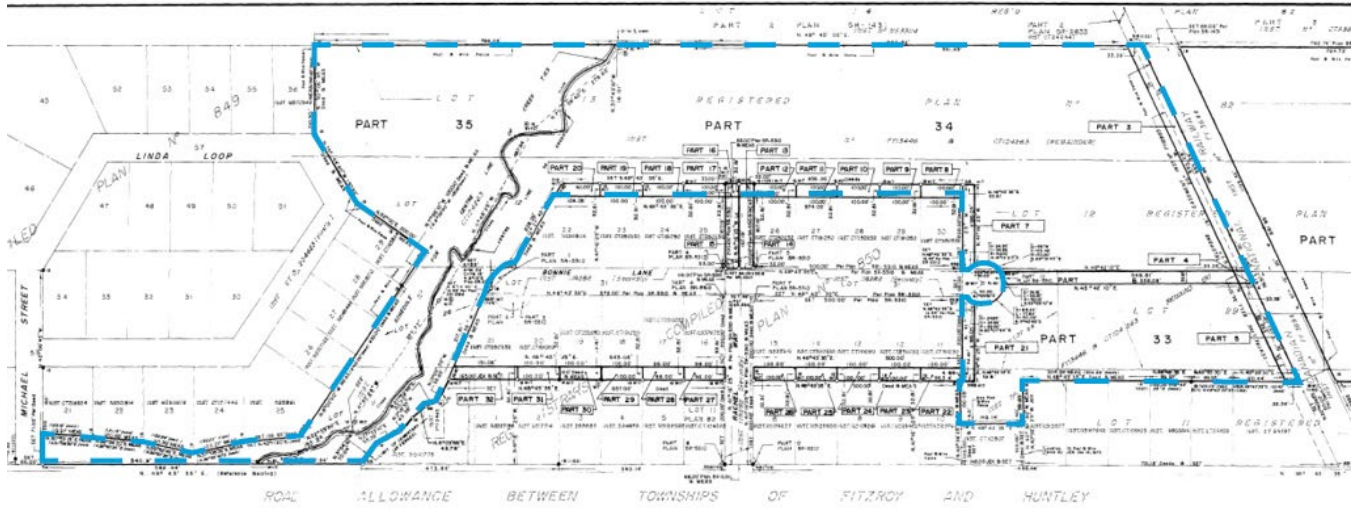


Figure 2: Plan of Survey, 5R-9873, identifying the subject lands and existing parts.

1.1.1 Description of Proposed Severances

The details pertaining to the proposed severed and retained portions of the subject lands are described below:

Table 1: Proposed retained and severed parcel descriptions.

	Retained	Severed “A”	Severed “B”	Severed “C”
Parcel Description	Parts 3, 7-13,16-20, and 34 on Plan 5R-9873	Part 35 on Plan 5R-9873, save and except Part 1 Draft R-Plan	Part 1 on Draft R-Plan,	Parts 4-6, 21, and 33 on Plan 5R-9873
R-Plan	5R-9873	5R-9873; Draft R-Plan	Draft R-Plan	5R-9873
Parcel Frontage	32.36 metres	30.14 metres	30.14 metres	49.00 metres
Parcel Depth	Irregular	Irregular	Irregular	Irregular
Parcel Area	64,032m ² (6.40 ha)	17,920m ² (1.79 ha)	14,704m ² (1.47 ha)	33,667.52m ² (3.37 ha)

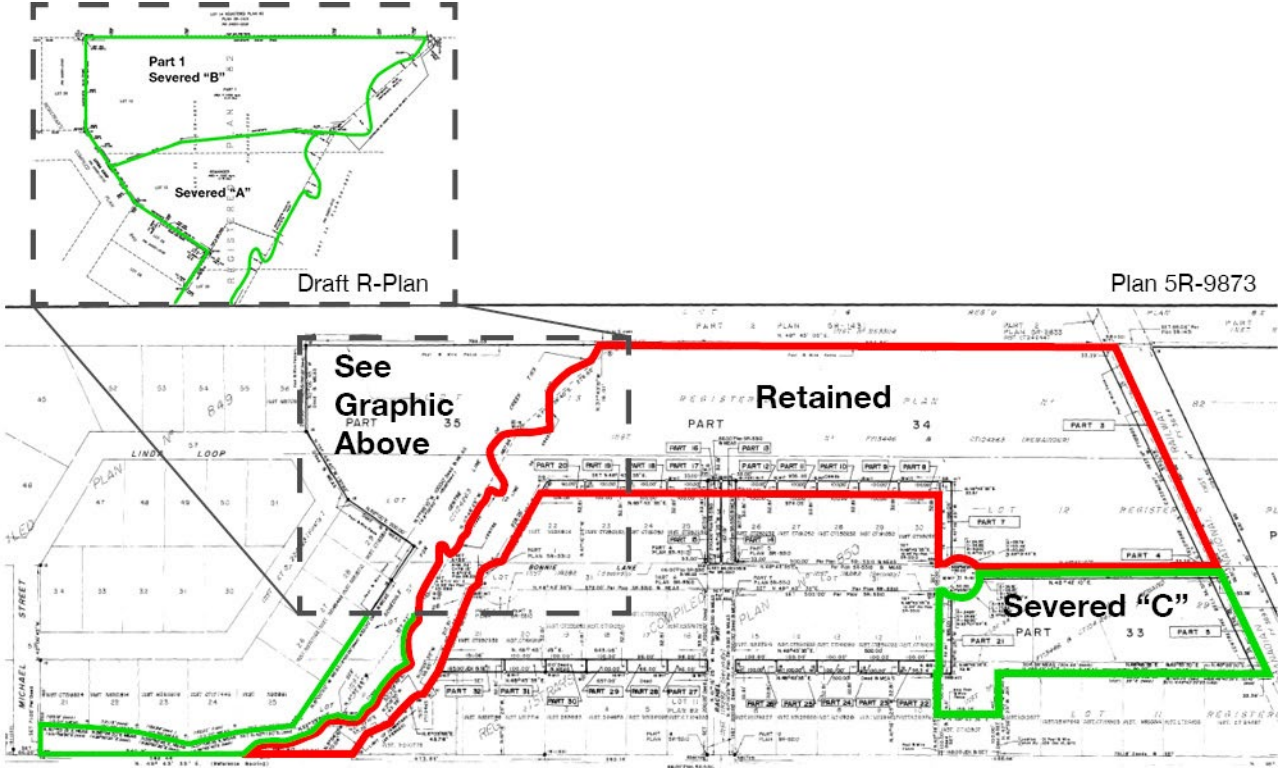


Figure 3: Graphic displaying the proposed severance, indicating the retained and severed lands.

1.2 Surrounding Context



Figure 4: Aerial image displaying the context surrounding the subject lands.

The subject lands are located in the rural community of Kinburn in the City of Ottawa, an area containing limited and isolated areas of residential development that is mostly characterized by naturalized woodlands and wetlands and rural agricultural uses.

North: The area to the north of the subject lands is characterized largely by farms and agricultural lots in addition to the stream corridor that traverses the subject property.

East: East of the subject lands is a railway corridor, additional agricultural lands, Diamondview Road and the Carp River.

South: Immediately south of the subject lands is an abutting residential subdivision which fronts onto the north side of Thomas A Dolan Parkway. Beyond Thomas A Dolan Parkway are additional agricultural lands, the continuation of the aforementioned stream corridor, as well as Old Coach Road which extends in a southeast direction.

West: Immediately west of the subject lands is more of the aforementioned residential subdivision beyond which lies John Shaw Road and additional agricultural lands.

2.0 Policy and Regulatory Context

2.1 Provincial Planning Statement

The Province of Ontario enacted a new Provincial Planning Statement (PPS) on October 20, 2024, which represents the consolidation of the previous PPS (2020) and the *Growth Plan* (2019) into a single comprehensive policy document. Included as part of the consolidation are several updates to the previous sets of policies, with a specific emphasis on growth targets and urban boundary expansion related to the provision of greater opportunities for housing across the province. All municipal development policies, documents and decisions must be consistent with the PPS, read in full, as of the date of enactment.

Policies that support the proposed Consent applications include:

Section 2.1 of the PPS directs planning authorities to support the development and achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.

Section 2.2 of the PPS deals with the matters related to Housing. Section 2.2.1 stipulates that Planning Authorities shall provide for an appropriate range and mix of housing options and densities to meet projected need 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 wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

Section 2.5 of the PPS deals with Rural Areas in Municipalities and policy 2.5.1 states that 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 4.3.

The rural policies of Section 2.6 (Rural Lands in Municipalities) state that on rural lands located in municipalities, permitted uses include residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services. Development that can be sustained by rural service levels should be promoted. Further, new land uses, including the creation of lots, shall comply with the minimum distance separation (MDS) formulae.

The Consent applications represent an opportunity to create three (3) severed lots and one (1) retained lot capable of supporting future residential development consistent with the policies above. The proposed Consents will create parcels with a buildable area capable of supporting compatible development that will minimize disturbances to existing natural heritage features. The proposed Consent applications represent good land use planning that protect heritage features, as defined by the priorities set by the PPS.

2.2 City of Ottawa Official Plan (2022)

The City of Ottawa Official Plan provides a framework for the way that the City will develop until 2046 when it is expected that the City's population will surpass 1.4 million people. The Official Plan directs how the city will accommodate this growth over time and sets out the policies to guide the development and growth of the City.

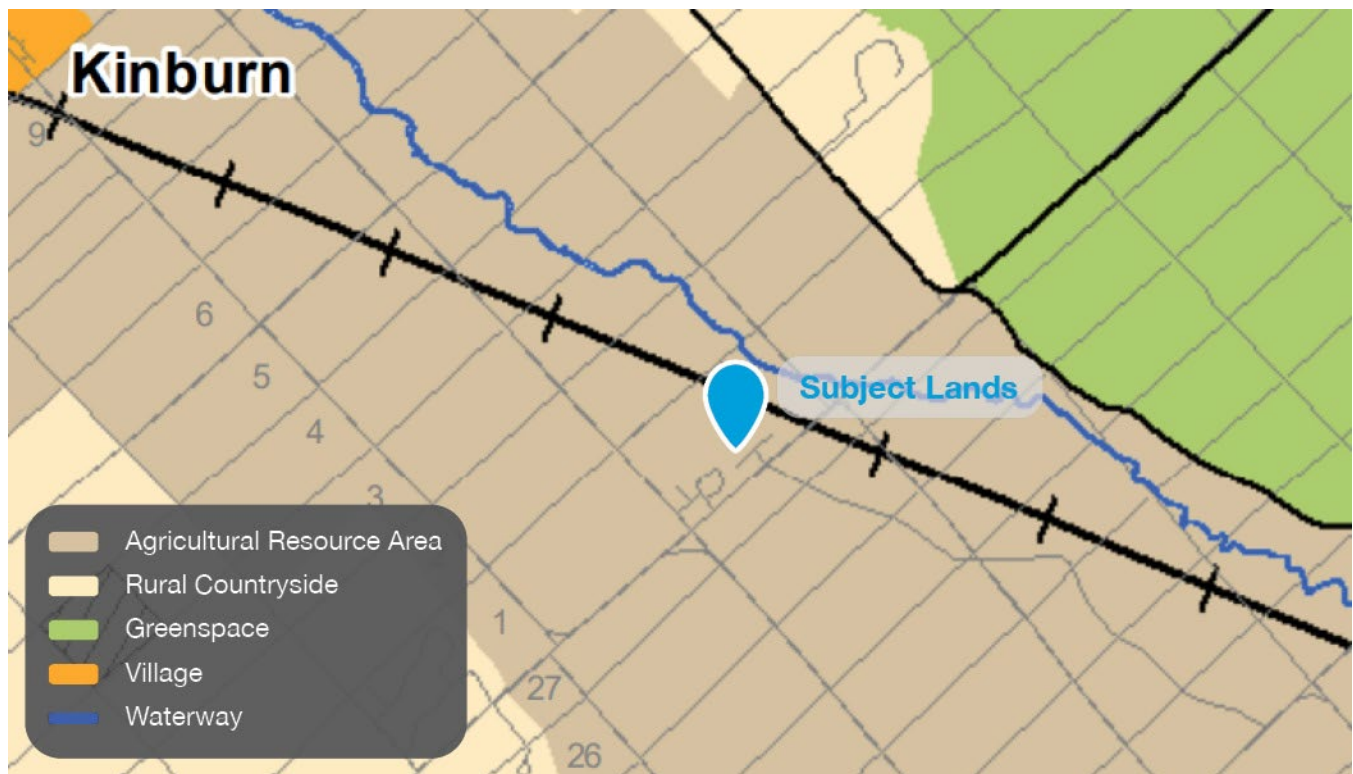


Figure 5: Schedule B9 – Rural Transect

2.2.1 City-Wide Policies (Section 4.0)

Section 4.9.3 of the Official Plan highlights specific policies to manage development and lot creation near surface water features. The subject lands are traversed by a watercourse that is identified on Schedule C15 as having unstable slopes. Policies 4.9.3.2 and 4.9.3.3 respectfully stipulate that development must be setback 15 metres from the existing stable top of slope and within that setback natural vegetation shall remain. Policy 4.9.3.8 states that a lot created by severance may include these lands within the setback subject to the following criteria:

- a) Within the urban boundary, the City and the conservation authority deem that the severance will not negatively affect aquatic or shoreline habitats and will not restrict existing or planned public access to the Ottawa River, Rideau River or Rideau Canal;
- b) Where slope stability is an issue, the lot area outside the geotechnical hazard limit is sufficient to meet the required minimum lot size, and the Council-approved Slope Stability Guidelines for Development Applications are satisfied; and
- c) The lot area outside the minimum setback is sufficient to accommodate all structures and water and wastewater services.

The subject lands adjacent to the watercourse have extensive depth to ensure that all structures and private services can be located beyond the required setback and will benefit from a professional Geotechnical opinion or report and pre-consultation with City staff and the Conservation Authority in response to this policy direction.

2.2.2 Transect and Land Use Designation

Schedule A of the Official Plan divides the City into six (6) concentric policy areas called Transects. Each Transect represents a different gradation in the type and evolution of built environment and planned function of the lands within it, from most urban (the Downtown Core) to least urban (Rural).

The subject lands are located in the Rural Transect of the Official Plan, which makes up the largest geographic area of the City. The rural transect policy area provides for a range of residential, commercial, industrial, and agricultural uses across the wide range of environments. The transect policies aim to recognize and reinforce the rural pattern of development, protect sensitive environmental conditions, and support economic development across the region.

The subject lands are designated as Agricultural Resource Area. Policy 9.1.3 applies to the subject lands with a focus on protecting farmland from uses that would impede farming operations. Policy 9.1.3.1 stipulates that only single detached dwellings fronting onto existing public roads shall be permitted. Policy 9.1.3.3 prohibits lot creation except for situations where a lot is being created for an existing farm residence and the retained lands are restricted from all residential uses or will be consolidated with an abutting lot.

Notwithstanding the Agricultural Resource Area policies, the subject lands benefit from Area Specific Policy 20 which references the specific PIN numbers of the Subject Property and states:

“The lands identified by PINs 04551-0209 on Linda Loop and 04551-0210 on Bonnie Lane, may be severed, subject to meeting the following conditions: a) The minimum lot size for the severed and retained parcels is 0.8 ha; and b) The applicant demonstrates that both the severed and retained lots can be serviced.”

The City of Ottawa’s Official Plan outlines the general strategies for growth and development across the region, detailing specific policies for both urban and rural areas. The Plan highlights key features related to rural development, including land fragmentation and natural heritage features. This review examined the policies as they apply to the proposed consent applications on the subject lands. The subject lands are of a sufficient area to meet the area specific policies as well as the watercourse setback policies and are supported by a profession engineering assessment report to address slope stability concerns. Overall, the policies of the Official Plan were shown to be supportive of the proposed severances of the subject lands, with the applications meeting all the required conditions for the creation of three (3) new severed lots and one (1) retained lot in a rural area.

2.3 City of Ottawa Comprehensive Zoning By-law

2.3.1 Part 13 – Rural Zones – Section 227

The subject lands are split-zoned AG – Agricultural Zone, RR14 – Rural Residential Zone – Subzone 14, RR15 - Rural Residential Zone – Subzone 15, and RC - Rural Countryside (see Figure 7). Each of these zones permit the development of detached dwellings with differing performance standards as outlined in the table below.

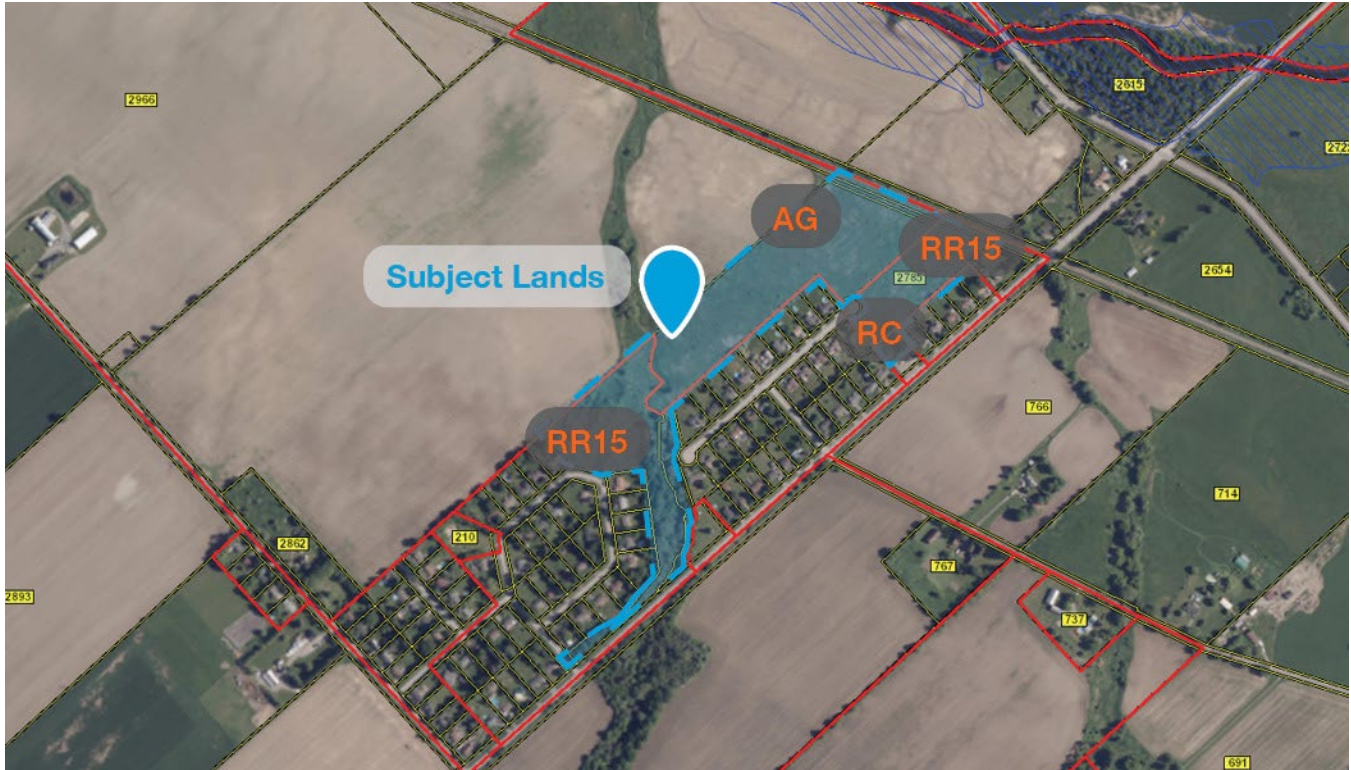


Figure 6: Map depicting the zoning on the subject lands.

Table 2 below indicates the future zoning of each of the proposed and retained lots. In the case of the Retained lot it will contain all 3 zones and as such will be subject to the most restrictive of each provision.

Table 2: City of Ottawa Zoning By-law - Zone provisions.

Zoning Mechanism	RR15	Severed "A"	Severed "B"	RR14/RC	Severed "C"	RR14/15 /AG	Retained	Comply?
a) Minimum lot width	30m	30.14m	30.14m	35m	>35m	35m	>35m	YES
b) Minimum lot area	0.16ha	1.79ha	1.47ha	0.2ha	3.37ha	0.2ha	6.40 ha	YES
c) Minimum front yard setback (m)	9m	N/A	N/A	9m	N/A	10m	N/A	YES
d) Minimum corner yard setback (m)	6m	N/A	N/A	6m	N/A	10m	N/A	YES

e) Minimum rear yard setback (m)	7.5m	N/A	N/A	7.5m	N/A	10m	N/A	YES
f) Minimum interior yard setback (m)	3m	N/A	N/A	3m	N/A	5m	N/A	YES
g) Maximum height (m) – principal building	11m	N/A	N/A	12m	N/A	11m	N/A	YES
h) Maximum lot coverage (%)	20%	0%	0%	20%	0%	20%	0%	YES

3.0 Supporting Studies

3.1 Slope Stability Assessment

In support of the proposed Consent application, a Slope Stability Assessment was prepared by Paterson Group, dated November 19, 2025. The assessment focused on the creek that traverses the western part of the subject lands and found no evidence of erosion and as a result, concluded that the existing slopes are deemed stable. Based on this analysis and the fact that the centreline of the creek is proposed to generally align with the future lot lines, it is acceptable to conclude that the standard setbacks will be sufficient to ensure that health and safety risks related future development on the proposed lots can be appropriately mitigated or avoided.

4.0 Ontario Planning Act – Consents

4.1 Legislative Authority

Section 53(1) of the Ontario Planning Act pertains to Consents and Plans of Subdivision. It states that an owner:

“may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this subsection, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality.”

Section 53(12) of the Planning Act notes that when determining if a consent is to be given, a council or the Minister:

“shall have regard to the matters under subsection 51(24) and has the same powers as the approval authority has under subsection 51(25) with respect to the approval of a plan of subdivision and subsections 51(26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent”.

4.2 Consent Criteria

Section 51(24) of the Planning Act sets forth the criteria for considering Plans of Subdivision with regards to the “health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality.” A response to each of the criteria from Section 51(24) is provided below.

“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 proposed Consents conform to the goals and policies of provincial interest as established under the PPS allowing for the creation of three (3) new suitable rural residential lots.
- b) Whether the proposed subdivision is premature or in the public interest
The proposed Consents would allow the development of single detached dwellings on the retained and severed lots on the basis of private services, in keeping with the immediate development context, while respecting setbacks from the on-site watercourse.
- c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any
The proposed Consents conform to the policies of the City of Ottawa Official Plan, specifically, the surface water policies and the Area Specific Policies which allow for the proposed lots at the lot areas proposed as they will allow for successful private services and appropriate setbacks from the on-site watercourse. By fulfilling the policies of the Area Specific Policy, the proposed lots will complete the intended and existing small residential neighbourhood while maintaining and protecting the overall rural character of the area.
- d) The suitability of the land for the purposes for which it is to be subdivided
The retained and severed lots will be of sufficient size to allow them to be successfully serviced while also meeting and exceeding the required setbacks from the watercourse that traverses the subject lands.
 - d.1) If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing
This application is not considering any proposed development on the subject lands at the time of this application.

- 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 subject lands are accessed via Linda Loop and Bonnie Lane, which are identified as a Local roads in Schedule C9 – Rural Road Network in the City of Ottawa’s Official Plan (2022). Local roads are anticipated to support lower levels of vehicular traffic – primarily low-density residential. In the rural context, Local roads provide rural residential lots with access to proximate collector and arterial roads such as Thomas A Dolan Parkway, Old Coach Road, and John Shaw Road located to the south and west of the subject lands.
- f) The dimensions and shapes of the proposed lots
The proposed Consents create two (2) near-rectangular lots with road frontage onto Linda Loop as well one (1) rectangular lot fronting onto Bonnie Lane. The retained lot will also front onto Bonnie Lane but it will inherit the irregular shape of the existing lot. However, the owner intends to approach the landowners that abut the retained lot to explore interest in future lot line adjustments that would regularizing the nature and shape of the retained lot while maintaining the same number of overall lots. In the interim the retained lot is of sufficient size and shape to comfortably accommodate a single detached dwelling and private services.
- g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structure proposed to be erected on it and the restrictions, if any, on adjoining land
The only restrictions on the existing and proposed lots relate to the aforementioned watercourse and setbacks and the railway corridor located at the northeast edge of the lots that will front onto Bonnie Lane. Each of these elements do not meaningfully restrict the ability for future development on the proposed lots given the substantial area of each.
- h) Conservation of natural resources and flood control
As discussed above, the subject lands are traversed by a watercourse and will be required to be setback 15 m from the stable top of slope which has been evaluated by Geotechnical engineer with consultation with the local Conservation Authority to ensure that this setback area also contains any flood prone lands. The proposed lots are all of sufficient size to accommodate these setbacks.
- i) The adequacy of utilities and municipal services
The subject lands will be privately serviced.
- j) The adequacy of school sites
It is expected that the availability of schools Kinburn and adjacent Carp are capable of serving any future potential residents of the proposed retained and severed lands, given the minor potential scope of increase in students arising from these severances.
- k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes
No lands are proposed to be dedicated for public uses.
- l) The extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy
Any future development on the lands will be subject to the energy usage directives outlined in Provincial legislation and the Ontario Building Code in order to receive a building permit.

- 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 future development on this property would not be of a scale or typology that would trigger the need for Site Plan Control. If Site Plan Control was triggered, the applicant would be subject to adhering to such application requirements.

5.0 Conclusion

In our professional opinion, these Consent applications represent good planning and meet the applicable evaluation criteria established in Sections 53 of the Planning Act. The applications therefore uphold sound land use planning principles and is in the public interest.

Please contact the undersigned at saunders@fotenn.com and casagrande@fotenn.com with any questions or requests for additional material.

Sincerely,



Evan Saunders, RPP MCIP
Planner



Brian Casagrande, RPP MCIP
Partner