



Land Surveyors
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February 23, 2026

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

Committee of Adjustment
Received | Reçu le

2026-03-05

City of Ottawa | Ville d'Ottawa
Comité de dérogation

**Re: Consent (Severance) Application – 3706 McBean Street, Richmond
Ward 21 (Rideau-Jock) | Monument-Urso File No. 25-0451**

To the Committee:

Monument-Urso Surveying Ltd. acts as authorized agent for the Registered Owners of 3706 McBean Street (Richmond) in support of a consent application under Section 53 of the Planning Act to sever an existing detached dwelling lot from the larger parcel. The subject property is designated Village in the City of Ottawa Official Plan and is zoned V1C[386r]-h under Zoning By-law 2008-250. The proposal is intended to recognize the long-established residential use at the corner of McBean Street and Ottawa Street, with the balance of the lands to remain in agricultural use.

The application proposes to convey the severed lands (Parts 1–3 on the Draft Reference Plan) with an approximate area of $\pm 1,900 \text{ m}^2$ ($\pm 0.19 \text{ ha}$), containing the existing detached dwelling (c. 1860) and associated appurtenant structures. The retained parcel will have an approximate area of $\pm 29,700 \text{ m}^2$ ($\pm 2.97 \text{ ha}$) and will continue to be used for agricultural purposes.

Both the severed and retained parcels will continue to rely on existing servicing and access arrangements. Water supply is by private well and sanitary servicing is by municipal sanitary sewer. Stormwater drainage is to the existing roadside ditch system. No new buildings, additional residential units, or new accesses are proposed as part of this consent.



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An existing easement affects a portion of the severed lands (easement instrument OC1982376 / Hydro Ottawa). The consent does not propose to create any new easements or rights-of-way; existing rights will remain in place and be reflected on the final reference plan, as required.

Planning Rationale – Section 51(24) Subdivision Criteria

- **Conformity with policy:** The subject lands are designated Village in the City of Ottawa Official Plan. The severance is a small-scale lot creation to recognize an existing detached dwelling within the village context. It does not expand settlement boundaries or facilitate additional residential units, and maintains the larger balance of lands for agricultural use.
- **Conformity with zoning:** The property is zoned V1C[386r]-h under Zoning By-law 2008-250. The severed parcel will continue to contain one detached dwelling and accessory structures; no new buildings or additional residential units are proposed as part of this consent. Any requirements associated with the exception [386r] and/or the holding symbol (-h) will be addressed through conditions of consent and/or subsequent approvals, as applicable.
- **Suitability of the lands:** The severed lot is configured to encompass the existing dwelling, yard, and associated structures while providing practical frontage and access to public roads. The retained lot remains a viable agricultural parcel.
- **Compatibility with surrounding land uses:** The dwelling and access are existing and long-established. The consent will not introduce new land use conflicts or increase traffic beyond existing conditions.
- **Adequacy of services:** Existing water supply (private well) and sanitary servicing (municipal sewer) will continue to serve the dwelling. No additional demand on municipal infrastructure is created by recognizing the existing lot.
- **Access, road safety, and traffic:** Both parcels front on maintained public roads and will continue to use existing access arrangements. The proposal is not expected to generate measurable new traffic.



- **Stormwater and drainage:** Drainage will continue via existing swales/roadside ditches. No grading or site alteration is proposed as part of this consent.

Tree Information Report (TIR): We have contacted the City Infill Forester to confirm whether a Tree Information Report is required under the Tree Protection By-law for this application. As of the date of this letter, we have not yet received written confirmation. The Draft Reference Plan illustrates the trees to the best of our ability for review. Upon receipt of the City's direction, we will promptly submit either the required TIR or written confirmation that a TIR is not necessary. No tree removal is proposed as part of this consent.

In our opinion, the proposed severance represents good planning and is appropriate for the orderly development of the lands. We respectfully request that the Committee approve the application, subject to standard conditions and any conditions the Committee considers appropriate.

Should you have any questions or require additional information, please contact the undersigned.

Sincerely,

Coel Storey, OLS, CLS

Monument-Urso Surveying Ltd.

Authorized Agent for the Owners

Tel: (613) 800-1583 | Email: coel.storey@monument-urso.ca

Enclosures:

- City of Ottawa Consent/Severance Application (signed)
- Draft Reference Plan / Plan of Survey (Monument-Urso File No. 25-0451)





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- Tree Information Report / City Infill Forester written confirmation (to follow)



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