

TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	PROPOSED DEVELOPMENT.....	1
2.1	<i>Historical Context</i>	<i>1</i>
2.2	<i>Pre-Consultation.....</i>	<i>1</i>
3.0	PLANNING POLICY & REGULATORY FRAMEWORK	2
3.1	<i>Provincial Policy Statement, 2020</i>	<i>2</i>
3.2	<i>City of Ottawa Official Plan.....</i>	<i>2</i>
4.0	PUBLIC CONSULTATION STRATEGY	3
5.0	REGULATORY CONTROLS.....	3
5.1	<i>City of Ottawa Zoning By-law 2008-250.....</i>	<i>3</i>
6.0	SUMMARY OF TECHNICAL STUDIES.....	4
6.1	<i>Hydrogeological Assessment and Terrain Analysis.....</i>	<i>4</i>
7.0	CONCLUSION	4

1.0 INTRODUCTION

McIntosh Perry Consulting Engineers Ltd. (McIntosh Perry) has been retained as the agent for 6288430 CANADA INCORPORATED with respect to the Consent (Lot Line Adjustment) and Zoning By-law Amendment described below. The subject lands are legally described as PCL 5-1, SEC 4M-380; LT 5, PL 4M-380 ; S/T LT320948 GOULBOURN and are municipally known as 40 Carlisle Circle. The subject lands are approximately 3.91 hectares in area and are flanked by residential lots to the east and west, and abut the Canadian Golf and Country Club lands to the north and Carlisle Circle to the south. The lands are an irregularly shaped and oversized rural residential lot and are presently vacant, with the northerly portion acting as an extension of an existing golf driving range at the Canadian Golf and Country Club. The subject lands are currently zoned Rural Residential Subzone 2 - Rural Exception 9 (RR2-9r). The Canadian Golf and Country Club lands to the north are zoned Parks and Open Space (O1A).

2.0 PROPOSED DEVELOPMENT

The proposed development entails a lot line adjustment that will add a 3.06-hectare parcel from the northerly portion of the lands at 40 Carlisle Circle to the adjacent Canadian Golf and Country Club lands. The retained parcel will be approximately 0.85 hectare in area and following final approval of the severance will become a vacant residential lot. A Consent application (File No.: D08-01-22/B-00309) was submitted to the Committee of Adjustment on October 12, 2022, and received provisional approval on December 16, 2022. As identified during Pre-Consultation, and in order to satisfy Conditions 7 and 8 of provisional approval, a Zoning By-law Amendment will be required. The Zoning By-law Amendment will ensure that the retained lot will be rezoned from Rural Residential Subzone 2 - Rural Exception 9 (RR2-9r) to Rural Residential Subzone 2 (RR2) in order to be compliant with minimum zoning requirements. The Zoning By-law Amendment will also change the zoning of the driving range portion of the subject lands from Rural Residential Subzone 2 - Rural Exception 9 (RR2-9r) to Parks and Open Space (O1A).

2.1 Historical Context

The Consent process (Application No. D08-01-13/B-00472) for the subject lands was first initiated in 2013 and was subsequently paused as a result of RVCA involvement relating to the culvert installed within the driving range portion of the property. As required by the RVCA, a Drainage Memorandum (dated August 13, 2021) addressing the adequacy of the culvert was submitted on August 19, 2021, to the satisfaction of the Conservation Authority. On November 8th, 2021, the RVCA provided confirmation that previously held concerns surrounding the culvert have been sufficiently addressed, and that they have no further concerns in the advancement of the proposed Consent application. As previously noted, provisional approval for the consent was granted on December 16, 2022.

2.2 Pre-Consultation

As communicated by the City of Ottawa on January 17, 2022, a Pre-Consultation via email correspondence for the Consent and Zoning By-law Amendment applications was deemed to be sufficient in this instance. As per

the results of the Pre-Consultation, a Zoning By-law Amendment would be required as a condition of provisional Consent. Subsequent correspondence with Staff addressed a reduction in the area of the retained parcel.

As confirmed by the City of Ottawa on February 14, 2023, the submission requirements for the Zoning By-law Amendment application are as follows: Zoning By-law Amendment Application, Planning Rationale, Survey Plan, and Severance Sketch.

3.0 PLANNING POLICY & REGULATORY FRAMEWORK

3.1 Provincial Policy Statement, 2020

Section 1.1.5 of the Provincial Policy Statement (PPS) regarding rural lands provides that municipalities should direct residential development and lot creation that is locally appropriate. Section 1.1.5 also provides that development shall be compatible with the rural landscape and can be sustained by rural service levels.

Accordingly, and as requested by the City of Ottawa during Pre-Consultation, a Hydrogeological Assessment and Terrain Analysis has been prepared in support of the proposed development. The report notes that long term well yields on the subject lands would be able to support residential development on the retained parcel, and that there is sufficient spatial area on the retained parcel for the installation of private water and wastewater services. The proposed development also adheres to Section 4.4.2.2 of the PPS, which provides that severances are required to demonstrate that the subject lands have adequate water and wastewater services.

The proposed development is consistent with matters of Provincial interest as expressed in the 2020 Provincial Policy Statement.

3.2 City of Ottawa Official Plan

The new City of Ottawa Official Plan, as approved with modifications by the Minister, came into effect on November 4, 2022. The subject lands are designated Rural Countryside in the City of Ottawa Official Plan. Section 9.2 of the Official Plan provides that lands designated Rural Countryside are to accommodate a variety of uses including clusters of low-density residential units and golf courses. The intent of this designation is to accommodate for a variety of uses that are appropriate for a rural location, including a limited amount of residential development.

As required by Section 9.2.3, the residential lot has an area greater than 0.8 hectares and a Hydrogeological Assessment and Terrain Analysis has been prepared to ensure that the development can be supported by adequate water quality and quantity. Section 9.2.3 also requires that development shall be restricted to areas away from mature vegetation and natural features, and that a development agreement may be required as a condition of severance to ensure the protection of natural features; the preparation of an Environmental Impact Statement (EIS) and a development agreement are conditions of provisional consent (File No.: D08-01-22/B-00309).

As required by the Official Plan, the proposed development does not create more than two parcels from an existing lot, and the residential parcel will continue to have frontage on a local road. The Lot Line Adjustment and Zoning By-law Amendment do not result in further development of the added lands and aims to recognize an existing use, and do not alter the character of the neighbourhood as viewed from the street line.

The proposed development conforms to applicable polices of the City of Ottawa Official Plan.

4.0 PUBLIC CONSULTATION STRATEGY

Pursuant to the Planning Act, a statutory public meeting is required for Zoning By-law Amendments. This application is also subject to the City of Ottawa’s public notification process, which includes posting a public notification sign with basic information relating to the proposed development that invites members of the public to provide comments to the City. It should also be noted that the above noted processes have recently been completed for the associated Consent application where the public has been advised of the proposed development.

A Hydrogeological Assessment and Terrain Analysis (REV 2) prepared in support of the proposed development includes interviews with the following homeowners in the immediate vicinity of the subject property to determine if there are any existing issues with water quality and quantity:

- 27 Carlisle Circle
- 36 Carlisle Circle
- 42 Carlisle Circle

The City will also make details about the development available on its website.

5.0 REGULATORY CONTROLS

5.1 City of Ottawa Zoning By-law 2008-250

The subject lands are currently zoned *Rural Residential Subzone 2 - Rural Exception 9 (RR2-9r)* in the City of Ottawa Zoning By-law. The purpose of the Rural Residential zone is to facilitate large-lot residential development and accessory land uses appropriate for the rural context and acknowledge existing smaller lot development. The retained residential lot will have an area of 0.85 ha and, as required by the City of Ottawa by way of the Pre-Consultation meeting and as provided in the Conditions of Provisional Consent, a Zoning By-law Amendment to rezone the lands to *Rural Residential Subzone 2 (RR2)* will be required to ensure that the area of the residential parcel conforms to the minimum requirements of the Zoning By-law. In keeping with the current zoning of the Canadian Golf and Country Club lands, the Zoning By-law Amendment also seeks to rezone the severed lands to *Open Space Subzone 1A (O1A)*. As provided in Section 180 of the Zoning By-law, Golf Course is a permitted use in the O1A Subzone.

The lot line adjustment and Zoning By-law Amendment will result in the existing uses of the subject lands to be compliant with the requirements of the Zoning By-law.

6.0 SUMMARY OF TECHNICAL STUDIES

6.1 Hydrogeological Assessment and Terrain Analysis

A Hydrogeological Assessment and Terrain Analysis was completed by McIntosh Perry Consulting Engineers Ltd. (dated August 24, 2022) in support of the Consent and Zoning By-law Amendment applications. The Hydrogeological Assessment and Terrain Analysis was conducted using data collected by McIntosh Perry on May 17, 2022 from a test well located at 40 Carlisle Circle, and further to the requirements provided at pre-consultation with the City of Ottawa on April 30, 2022. The Hydrogeological Assessment notes that the on-site well can adequately supply the yield required at a yield greater than 18.75 L/min for residential development on the retained lot, and that calculations for long term well yields indicate that the aquifer currently utilized can support the flow rate needed to support residential development. The Assessment further provides that no health-related maximum acceptable concentrations (MAC) were exceeded, and notes that any exceedances are “either aesthetic or operational parameters and not health related and can be readily treated if so desired.” The Terrain Analysis notes that there is sufficient spatial area to attenuate nitrate and nitrites, and recommends that septic systems be constructed with all appropriate setbacks, treatment units and stipulations as per applicable Ontario Building Code.

7.0 CONCLUSION

The Consent and Zoning By-law Amendment applications comply with the applicable policies of the City of Ottawa. Therefore, it is our opinion that the proposed development represents good planning.

Thank you in advance for your time and consideration. We look forward to receiving notice of the public meeting for the application. Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Respectfully submitted,



Vithulan Vivekanandan, MES Pl.

PLANNER

T: 613.714.5926

E: v.vivekanandan@mcintoshperry.com