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November 30, 2022

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

**Attention: Michel Bellemare, Secretary - Treasurer**

Dear Mr. Bellemare:

**Reference: 136 and 138 Acacia Avenue  
Application for Consent  
Our File No 122048**

Novatech has been retained by the owner of the properties municipally known as 136 and 138 Acacia Avenue (the "Subject Property") to prepare and file applications for Consent to sever the existing lots, which are merged on title, into two separate lots.

This letter describes the existing conditions of the site and its surrounding context, the proposal, and provides a rationale in support of the applications.

*Figure 1: Location of the Subject Site*



## Site and Context

### Site

The Subject Property is located in Rockcliffe Park and is within the City of Ottawa's Rideau-Rockcliffe Ward (Ward 13). The Subject Property consists of two lots that have merged on title. The lot formerly known as 136 Acacia Avenue is an interior lot located on the east side of Acacia Avenue. The lot formerly known as 138 Acacia Avenue is a corner lot located at the southeast corner of Maple Lane. The Subject Property is in an area bounded by Roxborough Avenue to the north, Juliana Road to the east, Wood Avenue to the south, and Lambton Avenue to the west. 136 Acacia Avenue has a frontage of 30.75 meters along Acacia Avenue and a lot area of approximately 887 square meters. 138 Acacia Avenue has a frontage of 10.33 meters along Acacia Avenue, a frontage of 12.72 meters along Maple Lane, and a lot area of approximately 856 square meters. The Subject Property is legally known as Part of Lots 5, 6, 7, & 8, Plan 4M-46, former Village of Rockcliffe Park, City of Ottawa.

Figure 2: Subject Site



The Subject Property is zoned R1C[1260] in the City of Ottawa Zoning By-law 2008-250. The Subject Property is designated Neighbourhood in the Inner Urban Transect of the City of Ottawa Official Plan (2021). The Subject Property is designated Residential in the Rockcliffe Park Secondary Plan. The Subject Property is also located within the Rockcliffe Park Heritage Conservation District.

The Subject Property is currently developed with a two-storey detached dwelling. The existing dwelling is on the southern portion of the Subject Property and is located entirely on 136 Acacia Avenue. The existing dwelling contains a single car garage. There are 24 trees located on the Subject Property. Many of these trees are located on the north side of the property, as well as the southeast

corner of the property. The neighbouring area is similarly developed, with a number of two storey dwellings. The neighbouring lots are generally quite large, ranging from approximately 380 square meters to 1220 square meters.

*Figure 3: Existing Building on the Subject Property*



### **Surrounding Context**

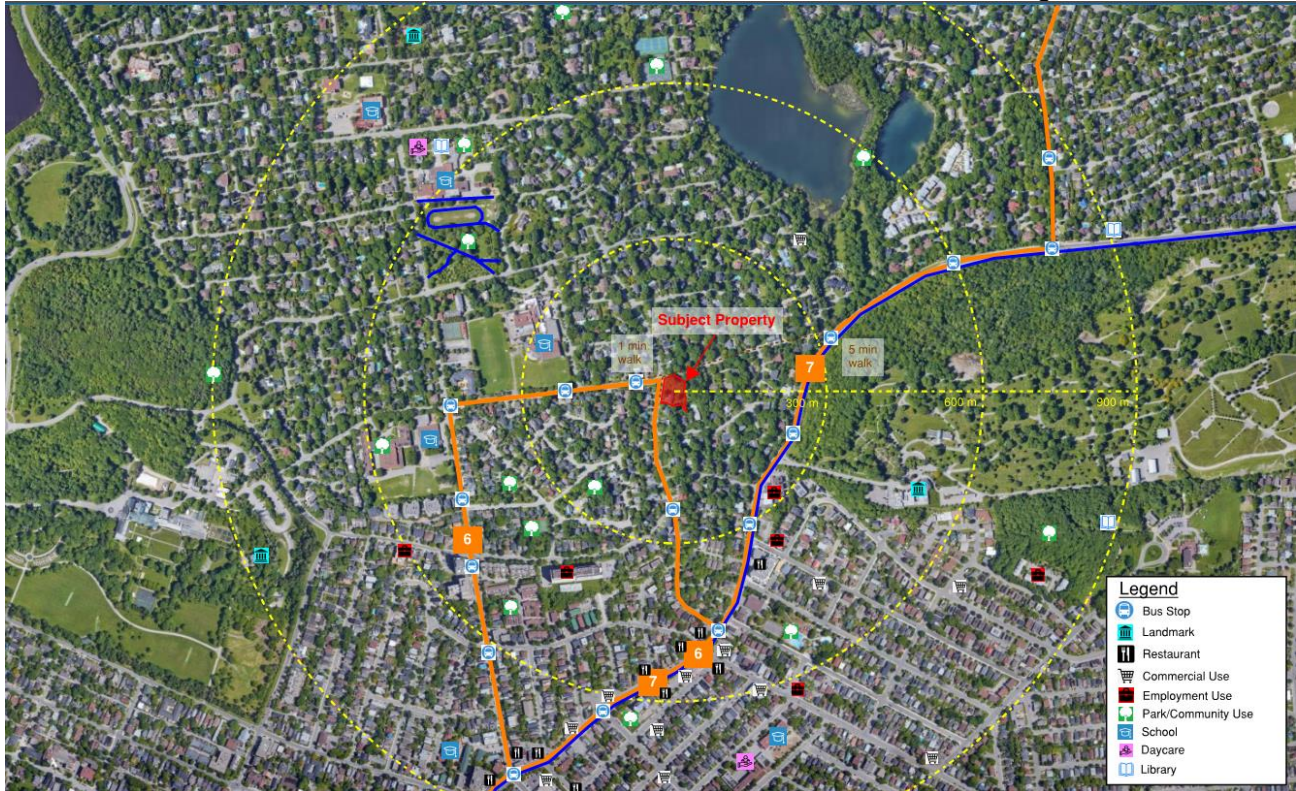
The Subject Property is located in the historic Rockcliffe Park community. The Subject Property is surrounded by residential uses. Most of these residential uses are two-storey detached dwellings but there are also some semi-detached dwellings located to the west of the Subject Property along Lambton Avenue. These properties are primarily constructed with masonry, brick, stucco, or siding panels. Most properties in the community were built in the late 1800s or the early 1900s, while the detached dwelling on the Subject Property was constructed in the 1950s. The architecture design of the buildings in the neighbourhood are reflective of English country revival styles such as Georgian Revival, Tudor Revival, and Arts and Crafts. Houses are located on large lots with generous amounts of space and soft landscaping to enhance the park like setting of the neighbourhood.

The Subject Property is located in proximity to the Beechwood Avenue Mainstreet Corridor and the Hemlock Road Minor Corridor, which are both identified as arterial roads in the Official Plan. A sidewalk is located on the west side of Acacia Road and bike lanes are provided on Beechwood Avenue/Hemlock Road. The Subject Property is a one minute walk away from the nearest bus stop located southwest of the intersection of Acacia Avenue and Maple Lane. This bus stop is serviced by the Route 6 frequent transit route, which provides connections to Rideau, Parliament, and Greenboro LRT stations, as well as Billings Bridge and Lansdowne Place (see Figure 4).

Within 300 meters of the Subject Property, there are primarily residential uses. Ashbury College and Lindenlea Park are also within 300 meters of the Subject Property. Within 600 meters of the Subject Property, there are some community facilities, including St. Brigid School, Rockcliffe Park Public School, the Rockcliffe Park Public Library, Rockcliffe Field House, and the Lindenlea Tennis Club.

The Beechwood Cemetery is also located within 600 meters of the Subject Property. Within 900 meters of the Subject Property, there are commercial uses along Beechwood Avenue, as well as recreational amenities such as the Rockcliffe Lawn Tennis Club, Rockcliffe Park Dog Park, and MacKay Lake/Caldwell-Carver Conservation Area. Rideau Hall is also located within 900 meters of the Subject Property.

Figure 4: Site Context



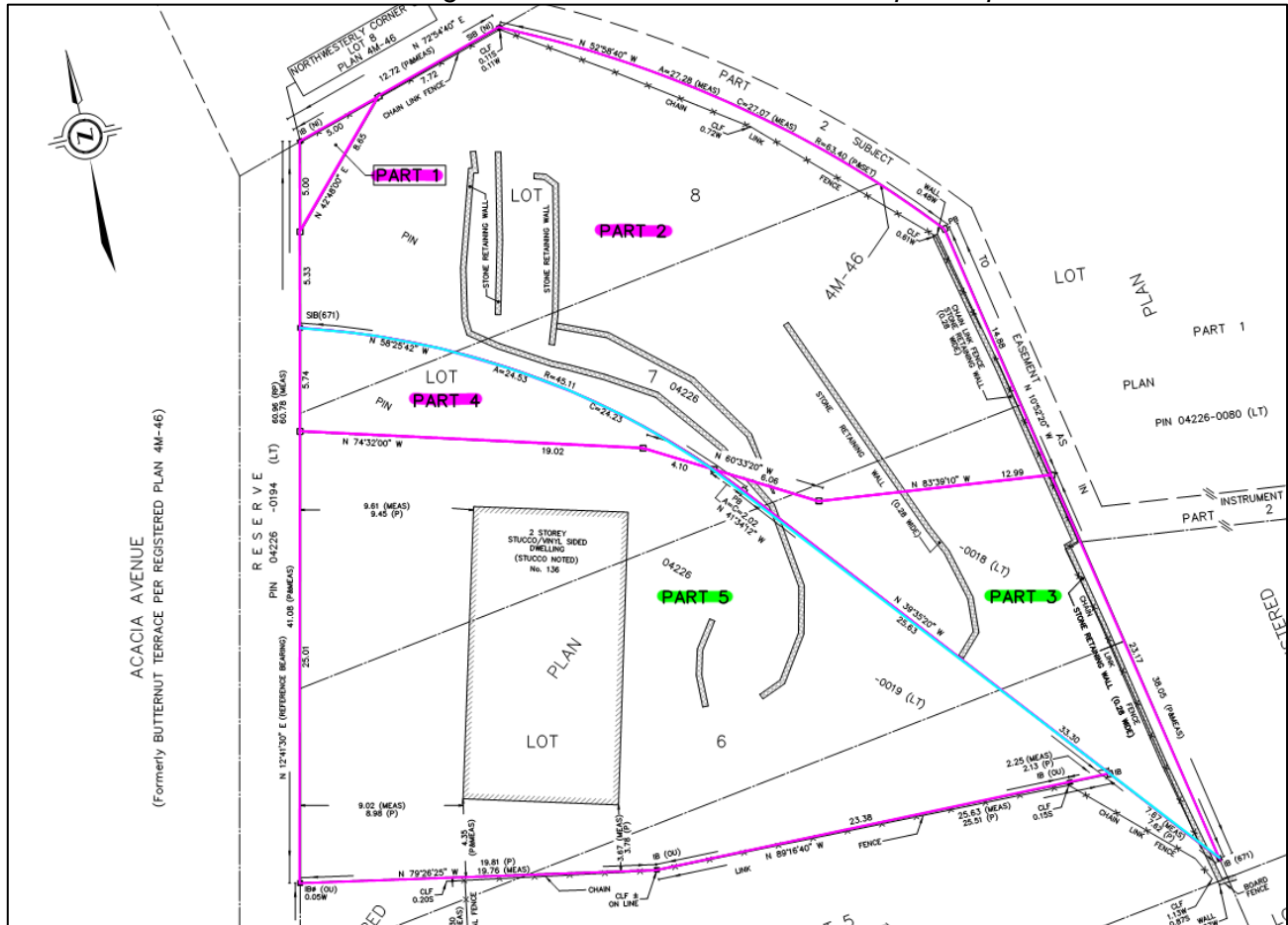
## Proposed Development

The proposed Consent applications seek to sever the Subject Property into two separate lots. The Subject Property consists of two lots, 136 Acacia Avenue and 138 Acacia Avenue, that are merged on title. The proposed consent applications are a technical severance required to re-establish the two separate lots that existed previously. In order to comply with the provisions of the Zoning By-law, the proposed lots will deviate slightly from the previously existing lots.

The existing two storey detached dwelling on the southern portion of the Subject Property will be retained. However, in order to comply with the required interior side yard setback provision, the sunroom on the north side of the building will be demolished. A Heritage Permit will be required to demolish the sunroom.

The proposed development will re-establish two lots on the Subject Property and will allow the owners to separately sell either lot in the future. The lot pattern in the community is minimally impacted by the proposed severances, since it is technical in nature and will re-establish two formerly existing lots.

Figure 5: Draft Reference Plan Excerpt with previous lot line in blue



## Severance Applications

### Severance Application 1:

This application will sever Parts 1, 2, and 4 on the Draft Reference Plan (Figure 5) to create the northern lot similar to the lot formerly known as 138 Acacia Avenue. The lot will be a corner lot with a frontage of 12.72 meters on Maple Lane, 16.07 meters on Acacia Avenue, and a lot area of 751.6 square meters.

### Severance Application 2:

This application will sever Parts 3 and 5 on the Draft Reference Plan (Figure 5) to create the southern lot similar to the lot formerly known as 136 Acacia Avenue. The lot will be an interior lot with a frontage of 25.01 meters along Acacia Avenue and a lot area of 965.1 meters.

Figure 6: Severance Application 1 Sketch

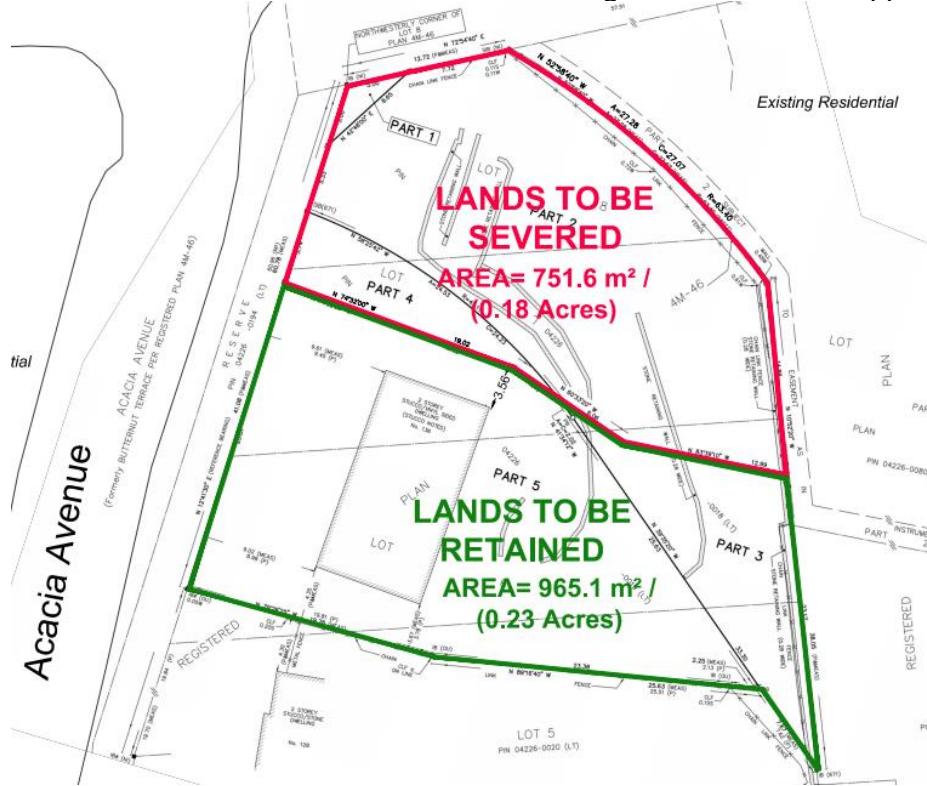
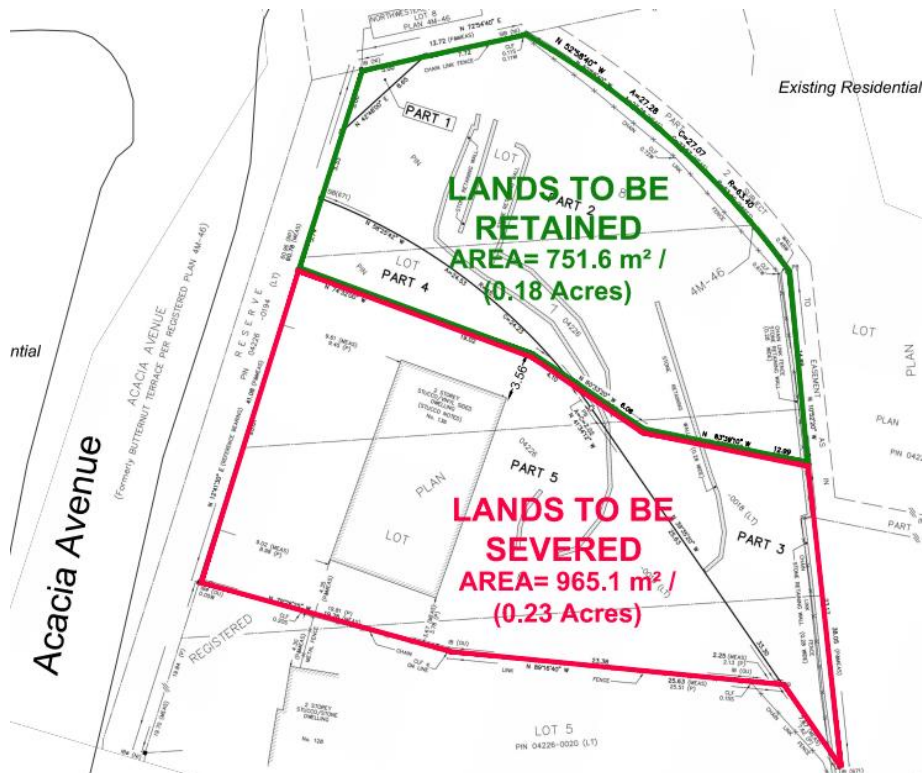


Figure 7: Severance Application 2 Sketch



## Severance Rationale

### Planning Act

Subsection 53(1) of the Planning Act states:

*“53(1) An owner, chargee or purchaser of land, or such owner’s, chargee’s or purchaser’s agent duly authorized in writing, 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 section, 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. 2021, c. 25, Sched. 24, s. 4 (1).”*

The proposed severances do not necessitate the construction of new public infrastructure, including roads and services. A plan of subdivision is not required for the proper and orderly development of the municipality.

Subsection 53(12) of the Planning Act states:

*“53(12) A council or the Minister in determining whether a provisional consent is to be given 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. 1994, c. 23, s. 32.”*

This rationale for the consent applications will speak to the following criteria outlined in subsection 51(24) of the Planning Act.

*“51(24) 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 severances have regard for the following matters of provincial interest:

- the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management system
- the minimization of waste
- the orderly development of safe and healthy communities
- the appropriate location of growth and development
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians

*(b) whether the proposed subdivision is premature or in the public interest;*

The Subject Property is located within the City of Ottawa’s urban boundary and is in a fully developed neighbourhood. The proposed severances will also restore a previously existing condition of the Subject Property. Therefore, the proposed severances are not premature and are in the public interest.

*(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The Subject Property is designated Neighbourhood in the Inner Urban Transect of the City of Ottawa Official Plan (2021). The Subject Property is also designated Residential in the Rockcliffe Park Secondary Plan.

Figure 8: Official Plan Designation for the Subject Property

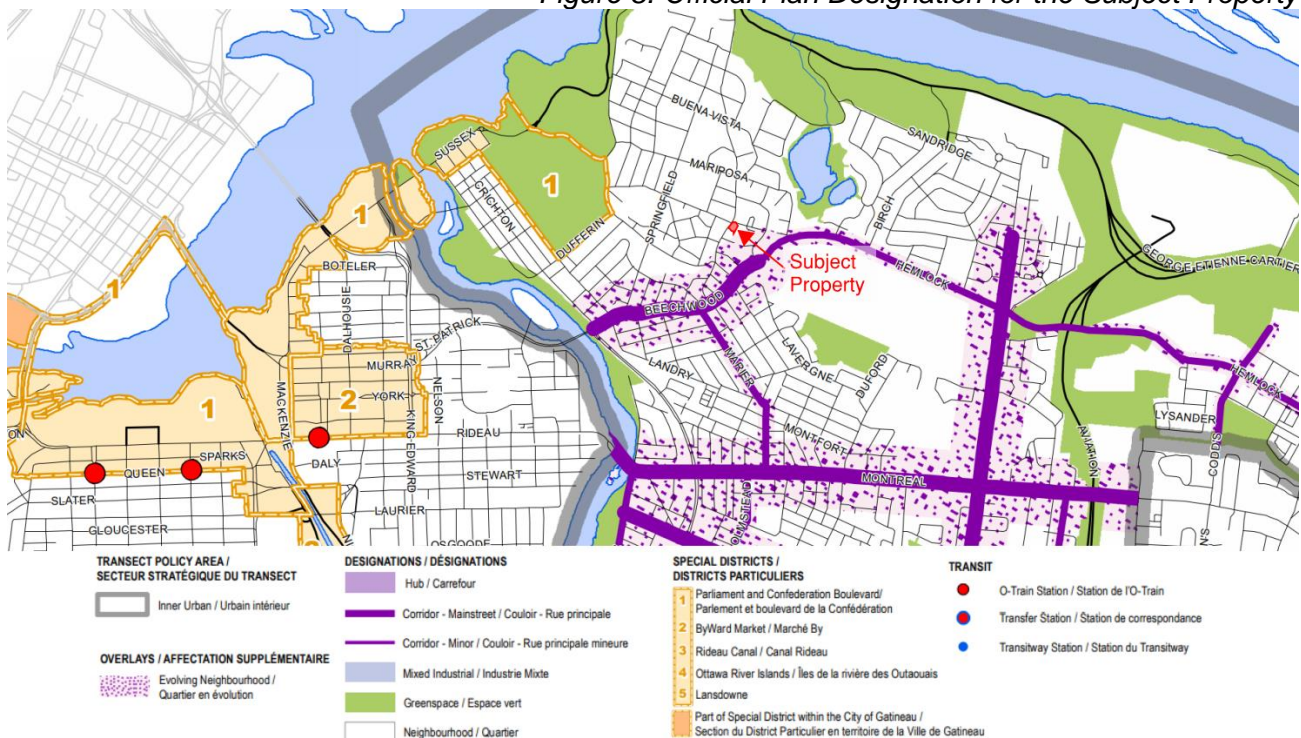
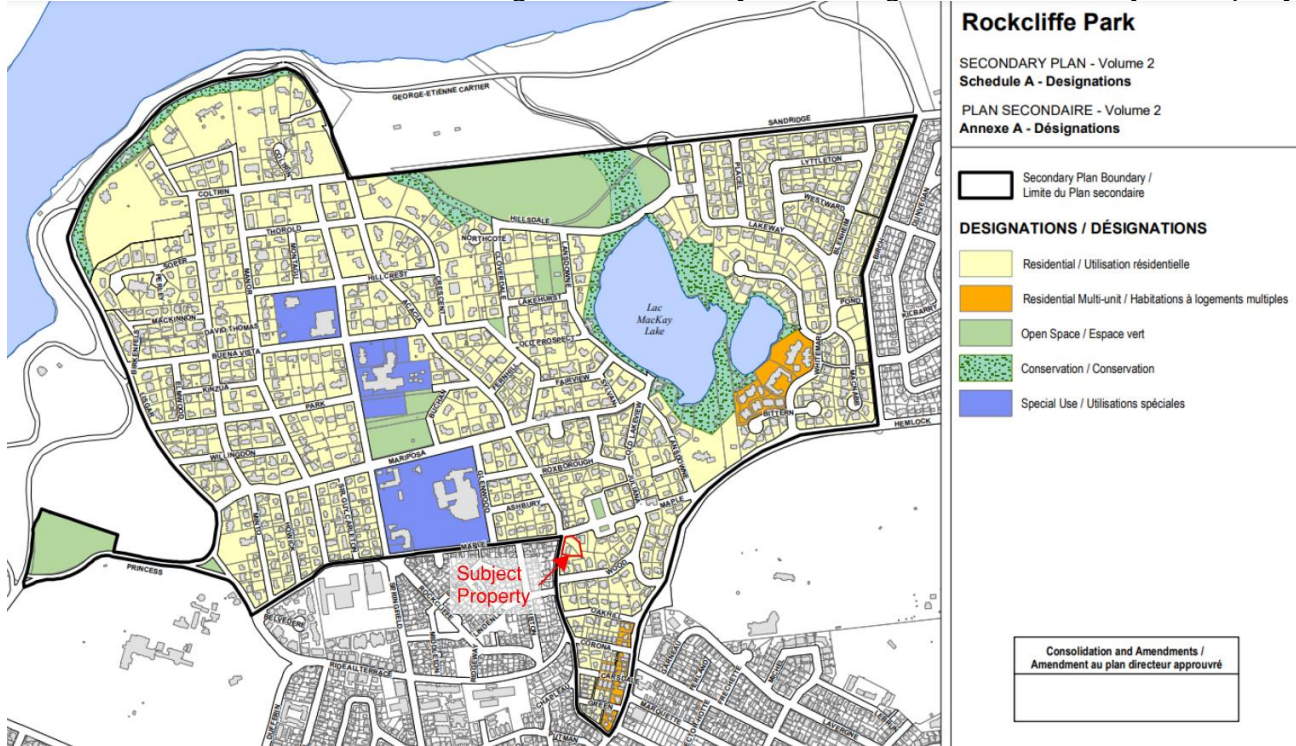




Figure 9: Secondary Plan Designation for the Subject Property



Provision 1 of Section 5.2.1 of the Official Plan states:

*“The Inner Urban Transect’s built form and site design includes both urban and suburban characteristics as described in Table 6. Its intended pattern is urban.”*

The proposed severances meet the criteria laid out in Table 6 by providing a range of lot sizes. The proposed severances will provide an additional lot in the area while retaining the large lot sizes that characterize the neighbourhood.

Provision 1 of Section 5.2.4 of the Official Plan states:

*“Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1, as applicable and that:*

- a) *Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;*
- b) *The application of Zoning By-law development standards to be applied as one lot for zoning purposes to support missing middle housing;*
- c) *Provides for a low-rise built form, by requiring in Zoning a minimum built height of 2 storeys, generally permitting 3 storeys, and where appropriate, will allow a built height of up to 4 storeys to permit higher-density low-rise residential development;*

- d) *Provides an emphasis on regulating the maximum built form envelope that frames the public right of way rather than unit count or lot configuration; and*
- e) *In appropriate locations, to support the production of missing middle housing, lower density typologies may be prohibited.”*

The Subject Property is located in proximity to the Beechwood Mainstreet Corridor. The proposed severances will help accommodate residential growth by providing an additional lot for residential development. The proposed lots will be consistent with the lot fabric of the neighbourhood, which is characterized by a variety of lot sizes and shapes. The lot size will allow for any potential residential development to be consistent with the neighbourhood, which is characterized by detached houses on large lots.

Provision 2 of Section 6.3.1 of the Official Plan states:

- “Permitted building heights in Neighbourhoods shall be Low-rise, except:*
- a) *Where existing zoning or secondary plans allow for greater building heights; or*
  - b) *In areas already characterized by taller buildings.”*

No new residential buildings are proposed on the Subject Property. The existing building is a low-rise detached dwelling. The proposed severances will not impact the building height of future development and will not negatively impact neighbouring low-rise buildings.

Provision 5 of Section 6.3.1 of the Official Plan states:

- “The Zoning By-law will distribute permitted densities in the Neighbourhood by:*
- a) *Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation forms, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities;*
  - b) *Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and*
  - c) *Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).”*

The proposed severances will create an additional lot that is large enough to comfortably fit a ground-oriented dwelling that fits into the neighbourhood. The proposed lot sizes fit into the character of the neighbourhood, where there is a variety of generally large lots.

The Rockcliffe Park Secondary Plan, in addition to the Rockcliffe Park Heritage Conservation District Plan, provides guidance and direction for development in Rockcliffe Park. Provision 1 of Section 2.2 of the Secondary Plan states:

- “All new development and construction in Rockcliffe Park must respect the Rockcliffe Park Heritage Conservation District Plan, as amended from time to time.”*

The Subject Property is designated as a Grade I property in the Rockcliffe Park Heritage Conservation District (HCD) Plan.

Figure 10: Heritage Conservation District Plan Designation for the Subject Property



Section 6.0 of the HCD Plan lists the following relevant heritage attributes for the Rockcliffe Park neighbourhood.

- *“The unobtrusive siting of the houses on streets and the generous spacing relative to the neighbouring buildings;*
- *The variety of mature street trees and the dense forested character that they create;*
- *The profusion of trees, hedges, and shrubs on private property;*
- *Varied lot sizes and irregularly shaped lots;*
- *Generous spacing and setbacks of the buildings;*
- *The irregular front yard setbacks on some streets, such as Mariposa Avenue between Springfield and Lisgar Roads, Crescent Road, Acacia Avenue and Buena Vista between Springfield and Cloverdale Roads”*

The proposed severances will contribute to the varied lot sizes and shapes in the neighbouring area. The proposed lots will have lot areas of 751.6 square meters and 965.1 square meters. These

proposed lot sizes fit in with surrounding properties which range in size from approximately 380 square meters up to 1230 square meters (see blue lots (similar lot areas) and red stars (smaller lots) in Figure 11). The proposed lots will allow for an abundance of space around the existing building and plenty of space for a fully compliant detached dwelling to be built on the northern lot in the future. No trees will be removed as a result of approval of the proposed severances.

Figure 11: Neighbouring lots with similar (blue) and smaller (star) lot areas to proposed severances



Provision 3 of Section 7.1 of the HCD Plan states:

*“Demolition of Grade I buildings, as defined in the Plan below, will only be permitted in extraordinary circumstances.”*

As a condition of the severance, the existing sunroom is proposed to be demolished. The sunroom is an addition that was built after the principal structure. The sunroom is being demolished in order to comply with the minimum interior side yard setback required on the proposed lot. An adjustment in the proposed lot line to accommodate the existing sunroof would result in a non-compliant lot width

and lot area for the proposed northern lot. The demolition of the existing sunroom will allow for both properties to remain compliant with the Zoning By-law.

Provision 5 of Section 7.1 of the HCD Plan states:

*“Severances to existing lots shall only be permitted where the resulting lots are consistent with the general lot sizes within the associated streetscape or the zoning bylaw in force at the time in order to respect the character of the associated streetscape.”*

The proposed severances will create lots that are consistent with lot sizes in the area and will maintain the existing streetscape (see Figure 11). The proposed lots also conform with the provisions of the Zoning By-law for lot width and lot area.

Provision 1 of Section 7.3.3 of the HCD Plan states:

*“The retention of existing lots, large and small, is important to the preservation of the character of the HCD. New lots created through severance or by joining smaller lots together shall be consistent with the general lot sizes within the associated streetscape and the zoning bylaw in force at the time in order to respect the character of the associated streetscape.”*

The proposed severances will create lots that are consistent with the lot sizes along Acacia Avenue and Maple Lane. The lots fully conform to the provisions of the Zoning By-law, including the minimum lot width and minimum lot area provisions. The proposed severances seek to return to a previously existing condition by severing the Subject Property into two separate lots with similar lot sizes to the lots that existed prior to being merged on title. By severing these lots, the proposal will better align with the lot sizes in the area than the existing condition.

Provision 2 of Section 7.3.3 of the HCD Plan states:

*“Existing larger lots with Grade I buildings shall be preserved.”*

The proposed lot to the south will be large enough to accommodate the existing detached dwelling and will provide adequate open space and soft landscaping that maintains the “estate” characteristics of the area. The proposed severances will also restore a previously existing condition by severing two lots that were merged on title. This will help preserve the original lot fabric along Acacia Avenue.

The proposed severances respect the policies of the Rockcliffe Park Heritage Conservation District Plan and are therefore in line with Policy 1 of Section 2.2 of the Rockcliffe Park Secondary Plan.

Policy 4 of Section 4.1 of the Secondary Plan states:

*“Residential areas permit single-detached dwellings, secondary dwelling units, coach houses, home occupations and accessory uses.”*

The single-detached dwelling located on the Subject Property will be retained.

Policy 6 of Section 4.1 of the Secondary Plan states:

*“New development shall incorporate provisions to protect and conserve the existing landscape and natural features of Rockcliffe Park and shall be consistent with policies and guidelines regarding lot creation in the Rockcliffe Park Heritage Conservation District Plan.”*

The proposed severances will preserve the existing landscape and natural features of Rockcliffe Park. The proposed lots have large lot areas that can comfortably fit a detached dwelling while providing adequate open space and soft landscaping around the dwelling. No trees will be removed as a result of approval of the proposed severances.

The proposed severances conform to the policies of the Official Plan, Rockcliffe Park Secondary Plan, and Rockcliffe Park Heritage Conservation District Plan.

**(d)** *the suitability of the land for the purposes for which it is to be subdivided;*

The proposed severances conform to the provisions of the City of Ottawa Zoning By-law 2008-250, including the provisions for lot width and lot area (see Table 1). The existing dwelling complies with the minimum required front yard setback and rear yard setback while fitting comfortably on the proposed lot. The sunroom on the existing dwelling will be removed to ensure that this detached dwelling remains compliant with the minimum interior side yard provisions of the Zoning By-law. The proposed lot to the north will be able to accommodate a fully compliant detached dwelling.

*Table 1: Zoning Provisions for the Proposed Severances*

<b>Zoning Provision</b>	<b>Required</b>	<b>Provided – 136 Acacia</b>	<b>Provided – 138 Acacia</b>
Minimum Lot Width (m)	24.5 m	24.6 m	24.9 m
Minimum Lot Area (m <sup>2</sup> )	740 m <sup>2</sup>	959.6 m <sup>2</sup>	740.4 m <sup>2</sup>
Maximum Building Height (m)	11 m	9.2 m	N/A
Minimum Front Yard Setback (m)	4.5 m	9.0 m	N/A
Minimum Corner Side Yard Setback	4.5 m	N/A	N/A
Minimum Rear Yard Setback	11 m	23.6 m	N/A
Minimum Interior Side Yard Setback	3.5 m	3.6 / 3.6 m	N/A
Maximum Lot Coverage	33%	14.5%	N/A

The lots are suitable for residential use.

**(d.1)** *if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*

No affordable housing units are proposed.

*(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 proposed severances do not propose any new roads and will not affect highways or the transportation system.

*(f) the dimensions and shapes of the proposed lots;*

The proposed severances will create two irregularly shaped lots. These large, irregular lot shapes will fit into the lot fabric of the neighbourhood, which is characterized by a variety of lot shapes and sizes (see Figure 11). The proposed lots strike a balance between restoring the pre-existing lot shapes and ensuring that both lots comply with the minimum lot width and minimum lot area provisions of the Zoning By-law.

*(g) 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;*

Besides the provisions of the Zoning Bylaw and Part V of the Ontario Heritage Act, there are no other restrictions or proposed restrictions on the existing or proposed lots.

*(h) conservation of natural resources and flood control;*

The Subject Property is not located in any floodplains or areas of natural interest.

*(i) the adequacy of utilities and municipal services;*

The Subject Property is located within the urban boundary and has access to existing utilities and municipal services along Acacia Avenue and Maple Lane. Future residential development of the proposed vacant lot is not anticipated to have an impact on the adequacy of utilities and municipal services.

*(j) the adequacy of school sites;*

The Subject Property is located near Ashbury College, St. Brigid School, Rockcliffe Public School, and Elmwood School.

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

A corner site triangle will be transferred to the City of Ottawa as a condition of approval, and has been included as Part 1 on the Draft Reference Plan.

*(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

Not applicable.

*(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 proposed development is not subject to site plan control.

**The proposed severances meet the criteria set out in Section 51(24) of the Planning Act. The proposed severances at 136 and 138 Acacia Avenue represents good land use planning.**

### **Provincial Policy Statement**

Section 3(5) of the Planning Act states:

*“A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,*

*(a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision,”*

A decision by the Committee of Adjustment with respect to a planning matter must be consistent with the Provincial Policy Statement (PPS). The Provincial Policy Statement provides policy direction on matters of provincial interest that are related to land use planning and development.

Policy 1.1.1 states:

*“Healthy, liveable and safe communities are sustained by:*

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*



- h) *promoting development and land use patterns that conserve biodiversity; and*
- i) *preparing for the regional and local impacts of a changing climate.”*

The proposed severances promote efficient development by more effectively using the existing lot while maintaining the lot fabric of the area. The proposed severances will allow the property owners to sell the new vacant lot for the development of a detached dwelling. The proposed severances will not cause environmental or health and safety concerns. Since the Subject Property is within the urban area, the proposed lots will have adequate access to the necessary infrastructure and public service facilities, while reducing pressure to expand the urban boundary.

136 Acacia Avenue is considered part of the “Settlement Areas” as defined in Section 1.1.3 of the PPS.

Policy 1.1.3.1 states:

*“Settlement areas shall be the focus of growth and development.”*

The proposed severances are in line with this policy as they will create an additional lot within the City of Ottawa’s urban area.

Policy 1.1.3.2 states:

*“Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;*
- e) *support active transportation;*
- f) *are transit-supportive, where transit is planned, exists or may be developed;*  
*and*
- g) *are freight-supportive*

*Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.”*

The proposed severances are an appropriate and efficient use of the land as they will create an additional lot that is more in line with the existing lot fabric and is located within the urban area. The proposed severances supports transit and active transportation as bike lanes and frequent transit service are available along Beechwood Avenue (Figure 4). There are a variety of parks and recreational amenities available within walking distance of the Subject Property and commercial uses available within walking distance along Beechwood Avenue.

**The proposed severances are consistent with the Provincial Policy Statement. The proposed severances at 136 and 138 Acacia Avenue constitute good land use planning.**

## Conclusion

The proposed severances at 136 and 138 Acacia Avenue are required to create two lots from the existing property that was merged on title. The proposed severances do not require a plan of subdivision and meet the criteria of Subsection 51(24) of the Planning Act as they are not premature and are a suitable and efficient use of the land with minimal impact on the public interest. The proposed severances also comply with the relevant policies and provisions of the City of Ottawa Official Plan (2021), Rockcliffe Park Secondary Plan, Rockcliffe Park Heritage Conservation District Plan, and the City of Ottawa Zoning By-law 2008-250. The proposed severances are also consistent with the Provincial Policy Statement by creating an additional lot for future development within the urban area. As the requirements of Subsections 53(1) and 51(24) of the Planning Act are met and the proposal is consistent with the Provincial Policy Statement, the proposed severances represent good land use planning.

In support of the applications for consent, please find enclosed:

- Cover Letter (one copy)
- Complete Consent Application Form 1 (one original copy)
- Complete Consent Application Form 2 (one original copy)
- Consent Sketch 1 (one 8.5x11 copy and one 11x17 copy)
- Consent Sketch 2 (one 8.5x11 copy and one 11x17 copy)
- Draft Reference Plan (one 8.5x11 copy and one 11x17 copy)
- Parcel Abstract for 136 Acacia Avenue (one copy)
- Parcel Abstract for former 138 Acacia Avenue (one copy)
- Tree Information Report (one copy)

Should you have any questions regarding these applications, please do not hesitate to contact me.

Yours truly,

**NOVATECH**



Simran Soor, M.PL  
Planner