

City of Ottawa Committee of Adjustment  
101 CentrepoinTE Drive, 4th Floor  
Ottawa, ON K2G 5K7

October 12th, 2023

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Attn: Mr. Michel Bellemare  
Secretary Treasurer

Re: 2705 (2707) Moncton Rd. (Consent application)  
Filament Realty Holdings Corporation  
Lot 212 and Part of lot 213  
Registered Plan 396009, City of Ottawa

**Committee of Adjustment**  
Received | Reçu le

2023-10-12

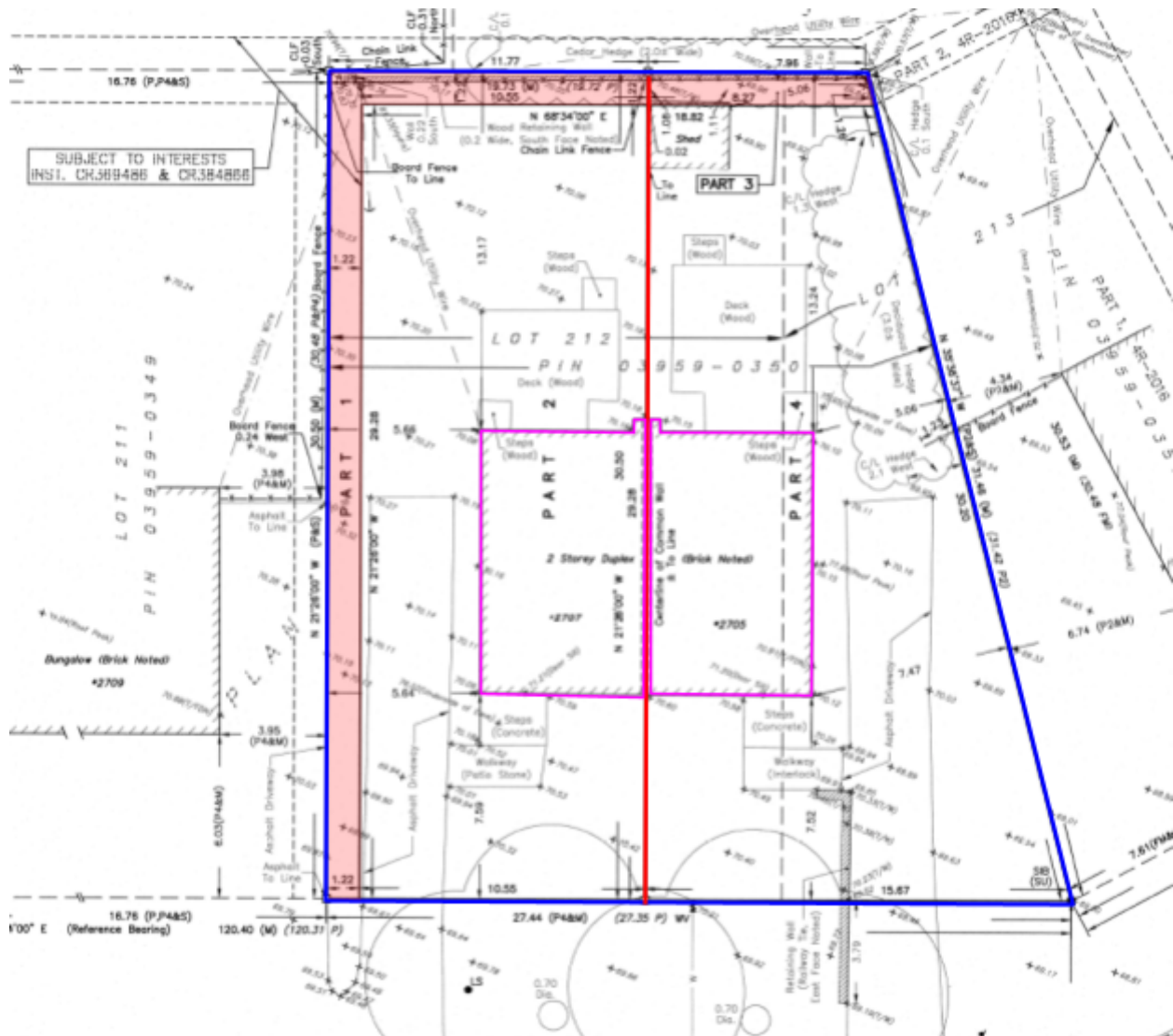
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

On behalf of the property owners of 2705 and 2707 Moncton rd., we are submitting the enclosed consent application. The intent is to sever one lot into two for residential purposes which will result in one semi-detached dwelling per lot. No new construction is proposed at this time.

The subject property is zoned R2J [1564] as per the Zoning By-Law, and it designated as a Neighbourhood in the Inner Urban transect as per the Official Plan. It is also within the Evolving Neighbourhood Overlay. The property contains a pair of semi-detached dwellings that were constructed in the 1960's.



Site photo showing the approximate location of the **site boundary** and the proposed **severance line**.



**Draft 4R plan showing the entire site boundary, proposed severance line, existing building outline, and the existing easements.**

The existing easements are subject to interests in favour of the City of Ottawa, Hydro, and Bell Canada. The location of the severance line was determined by the centerline of the existing semi-detached dwellings' centerwall and the Zoning By-Law requirements for each site. Therefore, the consent application will result in two lots that conform to the Zoning By-Law requirements for semi-detached dwellings in the R2J [1564] zone.

Section 11.5 (1) of the Official Plan states that the City may delegate authority to grant consents to a Committee of Adjustment or an appointed officer as provided under the Planning Act.

Section 53 (1) of the Planning Act indicates that ‘ an owner, chargee or purchaser of land, or such owner’s, chargee’s or purchaser’s agent duly authorised 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).

Section 51 (24) of the Planning Act states that in considering the draft of a subdivision, the following factors will be considered:

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2; i.e the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems (f), the orderly development of safe and healthy communities (h), the appropriate location of growth and development (p), the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

This consent application will create two lots with their own adequate provisions for sewage, water, and waste management systems. They are already contributing to the community by providing safe and healthy development using a compact building type that fits well in the neighbourhood context. Therefore, the intent and execution of this severance aligns with matters of provincial interest.

(b) whether the proposed subdivision is premature or in the public interest; The subdivision of these lands is not premature as the buildings have existed on this lot since the 1960’s. Both lots have access to services and a well established road network.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any; The subject lands are designated as a Neighbourhood in the Inner Urban transect and are within the Evolving Neighbourhood Overlay. One of the goals of the Inner Urban transect is to enhance or establish an urban pattern of built form, site design, and mix of uses. The subject property achieves this by creating a smaller lotting pattern consistent with the urban setting and the neighbourhood pattern northeast of the site.

Section 11.5 (4) states that the Committee of Adjustment will consider severance applications that result in an intensification-focused lotting pattern in support of ground-oriented medium density residential uses. While the existing dwellings are not medium density, they are both ground-oriented units and the resulting lot pattern is consistent with the semi-detached lots northeast of the subject site.

(d) the suitability of the land for the purposes for which it is to be subdivided; The zoning of this parcel is R2J [1654] which permits semi-detached dwelling on lots of 180 m<sup>2</sup> with a lot width of 6 m. Both semi-detached dwellings will be zoning compliant when severed with regards to lot area, lot width, setbacks, landscaping, and parking provisions. Additionally, the existing dwellings are compatible with the fabric of the neighbourhood.

(i) the adequacy of utilities and municipal services; **The dwellings are connected to existing municipal infrastructure.**

(j) the adequacy of school sites; **There are a variety of schools from various school boards and at various age levels within 1km of the subject site. These schools are well connected via roads and public transit.**

A Plan of Subdivision would not be an effective method of severance for this parcel because there is no need for a road or service extension. Instead, a consent application will be sufficient to sever the subject property in order to create two residential lots with a zoning compliant semi-detached dwelling on each.

At this time we are submitting the following in support of the application:

- Completed application form (1 original) for the consent application;
- Property owner's authorization for submission of the application;
- Land Registry Office Transfer documents showing ownership;
- Documents detailing the existing easements known as Part 1 and Part 3 on the Draft 4R Plan;
- Application fees;
- Draft 4R Plan and the severance line along the party wall;
- Lawyer's letter requesting a retained land certificate and confirming there are no ownership issues that would contravene section 50 of the Planning Act.

When the notification signs are ready for this application please email the undersigned and we will arrange for their installation on the property.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 695 0192 or via email at [planning@p2concepts.ca](mailto:planning@p2concepts.ca).

**P-Squared Concepts Inc.**

A handwritten signature in black ink, appearing to read 'J. Paoloni'.

Jasmine Paoloni, Planner