



On behalf of Elias Ayoub  
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**Committee of Adjustment**  
Received | Reçu le

**2024-02-06**

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

#### Committee of Adjustment

101 Centrepoint Drive, 4<sup>th</sup> Floor

Ottawa, ON K2G 5K7

Subject: Proposal for Severance of Residential Lot - Application under Section 51(24) of the Planning Act

I am writing to formally submit a proposal for the severance of one residential lot into three lots, in accordance with the Ontario Planning Act, Section 51(24), specific to the City of Ottawa. This proposal aims to align with the criteria outlined in Section 51(24) of the Planning Act while considering the unique context and planning regulations of Ottawa.

#### **Background:**

The subject property is located at 1680 Stittsville Main within the boundaries of the City of Ottawa. The proposed severance plan has been developed in response to the increasing demand for residential properties in the Ottawa area. Our proposal is guided by a comprehensive understanding of the local planning framework, as well as a commitment to enhancing the overall livability and sustainability of the community. The proposed severances will create 3 residential R1 lots out of 1 existing R1 lot. Depths & lot areas will conform to existing R1T, while each frontage will only require a 0.5m minor variance (applications D08-02-21/A-00280 to D08-02-21/A-00282). Each lot is proposed to be used in the future to contain 1 detached home.

#### **Application Overview:**

- Severance Plan:** Our proposed severance plan involves dividing the existing residential lot into three separate lots, each will have a single detached dwelling. The plan is designed to conform to the zoning requirements and existing land use patterns in the City of Ottawa through parallel minor variance applications D08-02-21/A-00280 to D08-02-21/A-00282.
- Compliance with Section 51(24) Criteria:** The application fully complies with the criteria outlined in Section 51(24) of the Ontario Planning Act, with specific attention to Ottawa's planning regulations. This includes considerations such as the size and shape of the lots, their relationship to adjacent properties, and the overall impact on the community.



#### Planning Evidence:

1. **Survey and Site Plans:** Attached, please find a detailed survey and site plans illustrating the proposed lot configurations, dimensions, and potential detached home footprints.
2. **Tree Information Report:** Enclosed is a comprehensive Tree Information Report assessment conducted by Dendron Forestry Services. This report details the existing trees on the lot and proposed impact mitigations, considering Ottawa's tree by-law.
3. **Serviceability Brief:** Attached is the serviceability brief conducted by T.L. Mak Consultants Ltd. This document will provide the City of Ottawa with the proposed future servicing scheme for these severances comprising of three (3) single detached residential lots.
4. **Grading & Service Plan:** Attached are the civil engineering drawings for the service plan and grading plan prepared by T.L. Mak Consultants Ltd. This will provide the City of Ottawa details on the plans for the management of storm water as well as connections to the municipal water and sanitation services.

#### Conclusion:

We believe that the proposed severance aligns with the goals and objectives of the Ontario Planning Act and the specific planning regulations of the City of Ottawa. We are committed to working collaboratively with the Ottawa Planning Department to address any additional concerns and ensure the successful implementation of this project, contributing positively to Ottawa's growth and development.

Thank you for considering our application. We look forward to the opportunity to discuss this proposal further and address any questions or concerns that may arise during the review process.

Sincerely,

Matthew Blasioli, on behalf of Elias Ayoub.