

Ottawa, November 27, 2023

Registered Owners:

Abdelhafid Wali-Eddine

Fatima Zahra El Khaldi

2598 Page Rd. Ottawa K1W 1E8

Committee of Adjustment

Received | Reçu le

Revised | Modifié le : 2023-11-30

City of Ottawa | Ville d'Ottawa

Comité de dérogation

**Subject: Consent / Severance Application - 2598 Page Rd. Ottawa K1W 1E8**

Hello,

I want to submit an Consent / Severance Application to the Committee of Adjustment to create three new lots. I want to subdivide the property into three separate parcels of land for future residential development. To build detached dwellings on each parcel as per the requirements of the R1WW zone.

According to my proposal and the location of the property. Therefore, such as the Draft Reference Plan all the three lots respect the zoning requirements.

- Part 1: 10.16m \* 45.72m = 464.6 Sqm
- Part 2: 10.17m \* 45.73m = 464.9 Sqm
- Part 3: 10.16m \* 45.72m = 464.5 Sqm.

**2598 Page Rd** is in zone **R1WW** – *Residential First Density Zone, subzone WW* and is regulated through **Section 155 and 156** of the Zoning By-law.

As per Table 156A, in this zone, the **minimum lot width is 9m** and the **minimum lot area is 450m<sup>2</sup>**. Based on the Topographic Plan of Survey lot width is **30.49m** and lot area of **1393.8 m<sup>2</sup>**, it appears that severing the lot into 3 lots is a possibility.

As per Section 51 (24) of the Planning Act provides criteria for the consideration of a draft plan of subdivision. The application has regard for the following matters:

- (1) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2,
- (2) Whether the proposed subdivision is premature or in the public interest,
- (3) Conformity to the official plan,
- (4) Suitability for the land for the purpose for which it is being subdivided, and
- (5) Conservation of natural resources and flood control.

The application has appropriate regard to these matters and is in the public interest.

The proposed Draft Reference Plan is suitable as the Zoning By-law will inform the uses permitted within the lots, and there is sufficient space to accommodate the proposed.

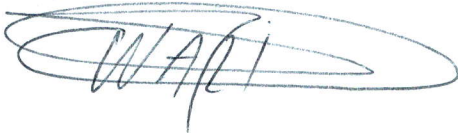
The application is in conformity with the Official Plan and is suitable for the lands.

It is also acknowledged that the proposed plan respects the conservation of natural resources and flood control.

Here are the attached plans and Documents:

- Topographic Plan of Survey.
- Draft Reference Plan.
- Tree Information Report (TIR).
- Parcel Abstract Page.
- Application Fee \$6392

Thanks

A handwritten signature in blue ink, appearing to read 'WALI', enclosed within a large, loopy oval scribble.

Abdelhafid Wali-Eddine  
2598 Page Rd. Ottawa  
Tel : 819-923-6006  
Email : [aeddine@hotmail.com](mailto:aeddine@hotmail.com)