

August 1, 2024

Mr. Michel Bellemare
Secretary-Treasurer
Committee of Adjustment
101 Centrepointe Drive, Fourth Floor
Ottawa, ON K2G 5K7

RE: Application for Consent
1551 Vercheres Street, Ottawa

Dear Mr. Bellemare,

Fotenn Planning + Design ("Fotenn") has been retained to act as agent on behalf of the property owner of 1551 Vercheres Street to submit the enclosed Consent application to the Committee of Adjustment.

The intent of the application is to sever the subject site into two lots to enable the sale and conveyance of two stand-alone single-detached residential units with two (2) secondary dwelling units each. The application fee of \$3,639.00 to cover the cost of the Consent application is enclosed herein.

In addition to this Cover Letter, the following materials have been included as part of this submission:

- / Completed application form (1 copy);
- / Draft Reference Plan (1 full-size copy, 1 reduced copy);
- / Concept Site Plan (1 full-size copy, 1 reduced copy);
- / Parcel Abstract Page (PIN) (1 copy);
- / Tree Information Report (1 copy);
- / Tree Planting Plan (1 copy); and
- / City of Ottawa Application fee in the amount of \$3,639.00.

Please contact the undersigned at simpson@fotenn.com with any questions or requests for additional material.

Sincerely,



Jillian Simpson, M.PL
Planner



Scott Alain, RPP MCIP
Senior Planner

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-08-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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1.0 Background and Context

Fotenn Planning + Design (“Fotenn”) has been retained by the owner (the “Owner”) of 1551 Vercheres Street (the “Subject Site”) to prepare this Cover Letter in support of the Consent Application to sever the subject site into two equally sized lots to allow future residential development.

The subject site is legally described as Part of Lot 45, Registered Compiled Plan 906, Geographic Township of Gloucester, City of Ottawa and is located on the east side of Vercheres Street between Belcourt Boulevard to the east and Champneuf Drive to the west. The subject site is a rectangular shaped lot with 18.28 meters of frontage on Vercheres Street and 36.6 meters of lot depth. The total lot area is 668 square meters. The subject site is currently vacant and grassed, with trees located throughout the site. A chainlink fence is located along the front property line.

The proposed severance would create two (2) lots that align with the surrounding lot fabric as shown on Figure 1 below.

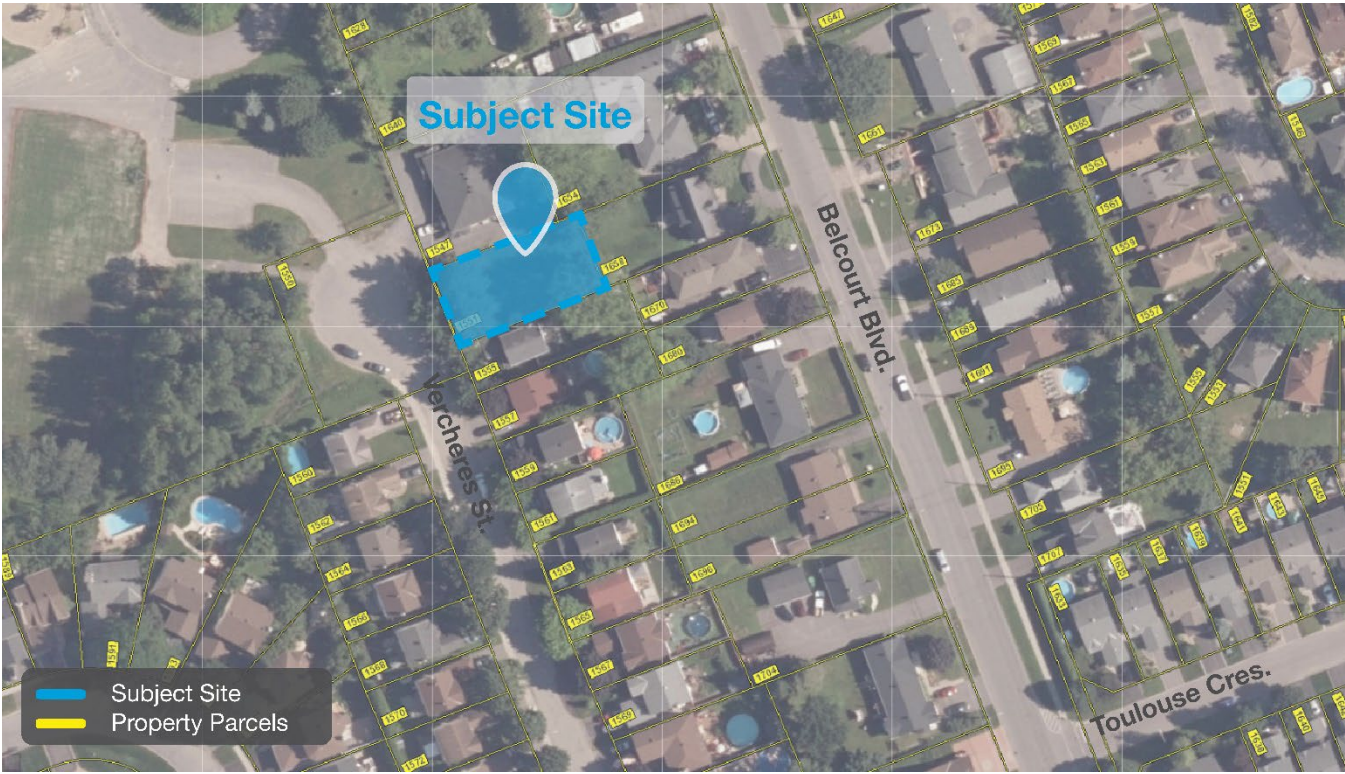


Figure 1: Area Lot Layout (GeoOttawa, 2022)

The subject area is characterized by low-rise residential uses; mainly single-detached dwellings and semi-detached dwellings. The lot fabric surrounding the site includes single-detached dwellings on deep lots, with some newer semi-detached infill dwellings on recently subdivided lots. An institutional use is located north of the site (École élémentaire catholique Saint-Joseph d’Orléans) and is accessible via both Vercheres and Carriere Streets.



Figure 2: Site Perspective from Street Level (Google Maps)

2.0 Proposed Development

The Owner is proposing to divide the subject site into two separate parcels of land to facilitate future residential development. At this time, it is anticipated that each lot will be developed with a single-detached dwelling unit that incorporates two (2) secondary dwelling units, for a total of 3 units on each severed lot. The proposed severance would also establish easements/rights-of-way over a shared driveway serving both the severed and retained lots. Approval of the Consent application would have the effect of creating two separate parcels of land, creating an opportunity to increase residential densities and broaden housing options in Ottawa's Orleans neighbourhood through activation of a vacant, serviced lot.

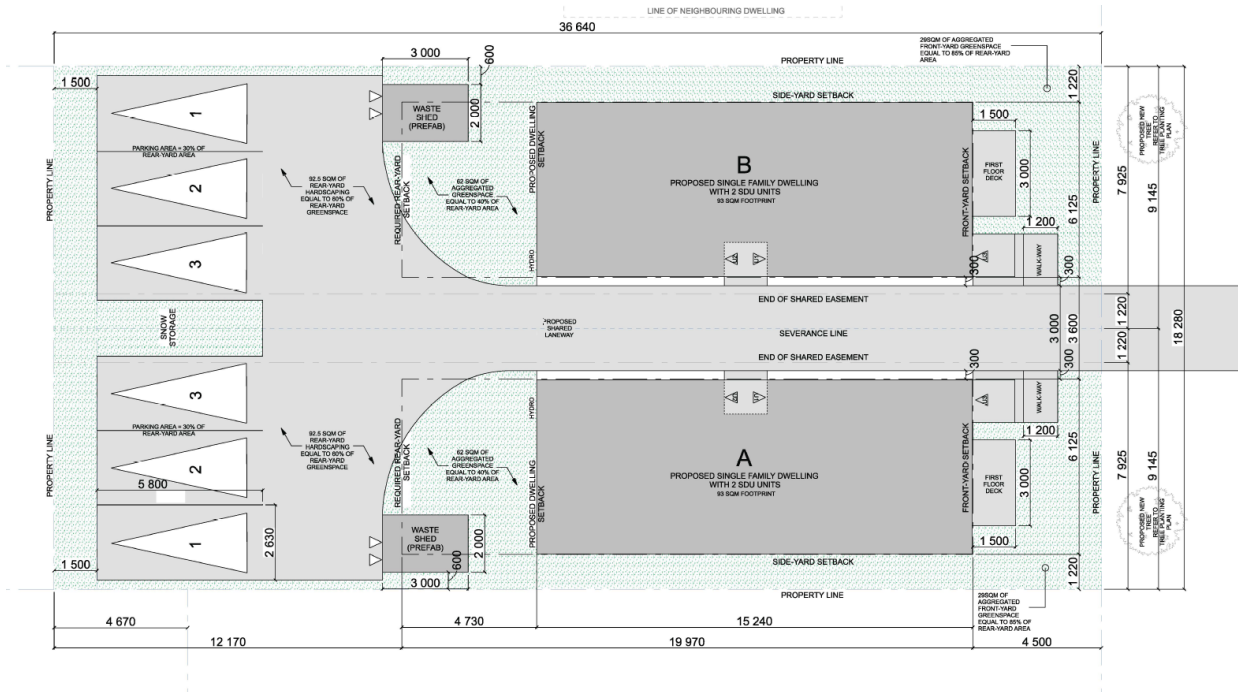


Figure 3: Concept Plan for Future Development

2.1 Parking and Access

Three (3) residential parking spaces would be provided for each single-detached dwelling on the retained and severed lots, screened from the street and located in the rear yard; ultimately serving the anticipated net three (3) units per parcel. Access to the parking spaces will be provided via a shared driveway between the proposed buildings. Legal access will be enabled through two 1.22-metre reciprocal easements across a 3-metre driveway. The access arrangement to each residential dwelling will be via walkways connecting the front of the buildings from Vercheres Street.

2.2 Landscaping

Excluding the hardscaped driveway and parking spaces in the rear yard, the majority of each parcel is proposed to include soft landscaping, with 29 square metres in the front yard, and 62 square metres in the rear yard of each lot. Further, prefabricated waste sheds are proposed in the rear yard of each dwelling unit. These waste sheds respect the zoning requirements for waste management and accessory structures.

2.3 Tree Conservation

A Tree Information Report was prepared by Dendron Forestry Services as part of this application. The report provides a description of the protected trees on-site per the City of Ottawa’s Tree Protection By-law.

The report identifies two (2) trees along the frontage as in poor condition and recommends removal due to health status and construction impacts (Figure 5). Three (3) additional trees along the frontage are recommended for removal due to their presence within the excavation footprint.

Three (3) trees impact the rear yard of the lands. Two (2) are recommended to be retained, whereas one would be removed to facilitate the location of parking.

The Tree Planting Plan proposes four (4) new trees along the frontage of Vercheres Street. The recommended species would be large sized at maturity.

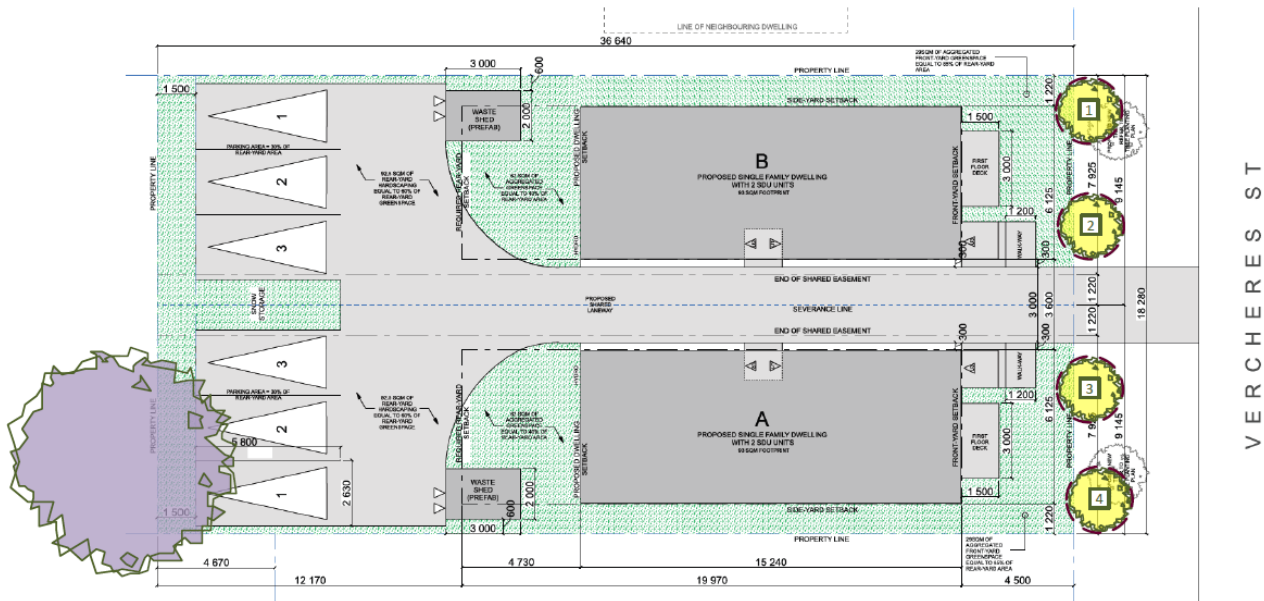
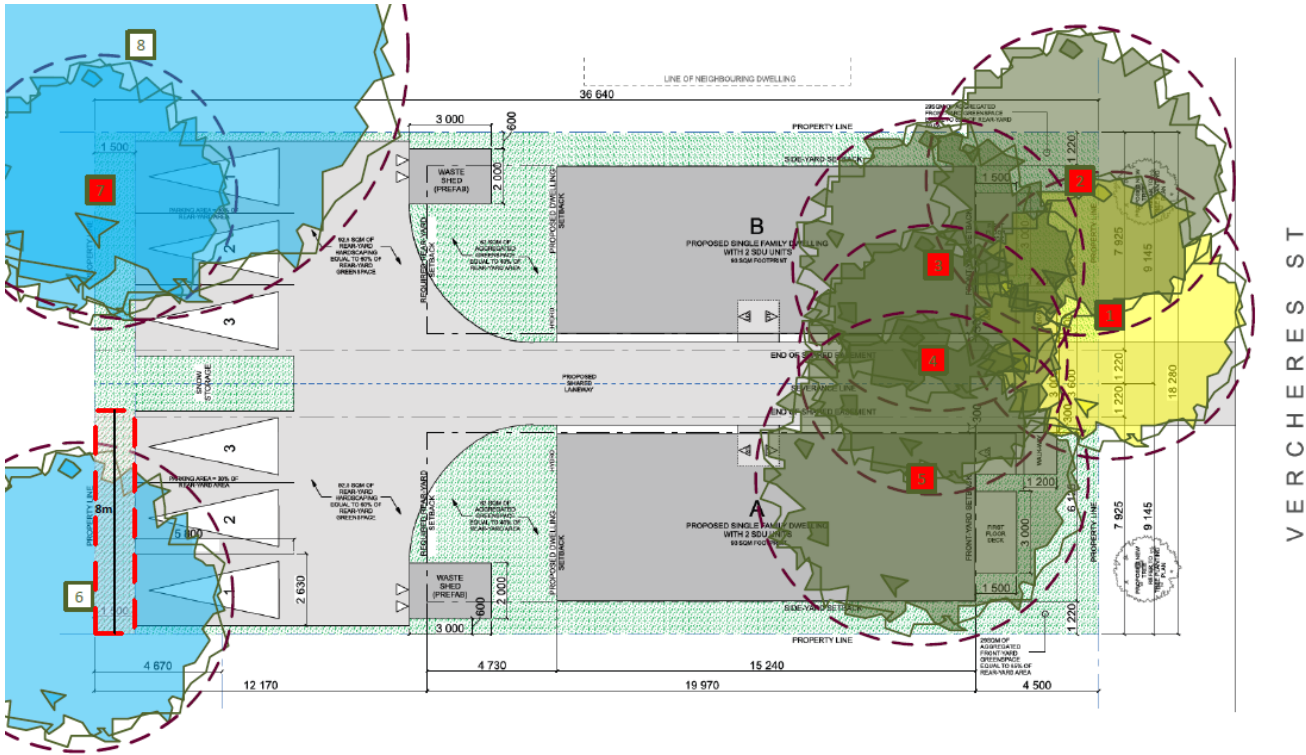


Figure 4: Tree Planting Plan



Tree ¹	Species	DBH (cm)	Tree condition	Forester recommendation
1	Trembling aspen (<i>Populus tremuloides</i>)	48	Poor: overmature; large wounds with decay on trunk; central leader broken with decay; slightly asymmetrical crown	Remove due to health status and impacts from construction. Tree permit required for removal.
2	Trembling aspen (<i>Populus tremuloides</i>)	52	Poor: overmature; large branch attachment wound with decay; central leader broken with decay; slight lean to the northwest	Remove due to health status and impacts from construction. Tree permit required for removal.
3	White pine (<i>Pinus strobus</i>)	50.5	Good/Fair: slight lean to the northwest	Remove: within building footprint. Tree permit required for removal.
4	White pine (<i>Pinus strobus</i>)	45	Good: small broken branches	Remove: in excavation footprint. Tree permit required for removal.
5	White pine (<i>Pinus strobus</i>)	56	Good/Fair: codominant stems @ 3.5m	Remove: within building footprint. Tree permit required for removal.
6	White pine (<i>Pinus strobus</i>)	52	Fair/Good: slight lean to the west; 2 stem-girdling roots (1/8 and 1/5 circumference respectively)	Retain. Roots along line of excavation to be revealed and cleanly severed by hand prior to construction of the parking spaces.
7	White pine (<i>Pinus strobus</i>)	46	Good/Fair: suppressed by Tree 8 – asymmetrical crown	Remove based on plans. Tree permit required for removal.
8 ⁴	Silver maple (<i>Acer saccharum</i>)	90 (estimate)	Good/Fair: tridominant stems @ 2m; some included bark in scaffold branch unions	Retain. Roots along property line to be revealed and cleanly severed prior to construction of the parking spaces.

Figure 5: Tree Removals Plan and Recommendation Table

3.0 Requested Consent

The Owner is requesting a Consent to Sever the Subject Site to create two (2) legally conveyable lots, as summarized below:

	Parts on Reference Plan	Frontage (m)	Area (m ²)	Intended Use
Lot 1	1 and 2	9.145	334	Detached dwelling
Lot 2	3 and 4	9.145	334	Detached dwelling

The lots will be serviced independently. To maintain the character of the public realm, vehicle access to parking in the rear of the two properties will be created via a shared driveway between the future dwellings. Reciprocal rights-of-way over Parts 2 and 3 on the Draft Reference Plan are shown in Figure 6 below. The R-Plan provided illustrates the proposed severance lines, laneways, waste storage, and utility meter areas.

The proposed lot width and area comply with the underlying zoning for the lands to provide a detached dwelling on each lot. Adequate area is also available on each lot to provide zoning complying parking supply for each future dwelling, as well as parking to support the secondary dwelling units.

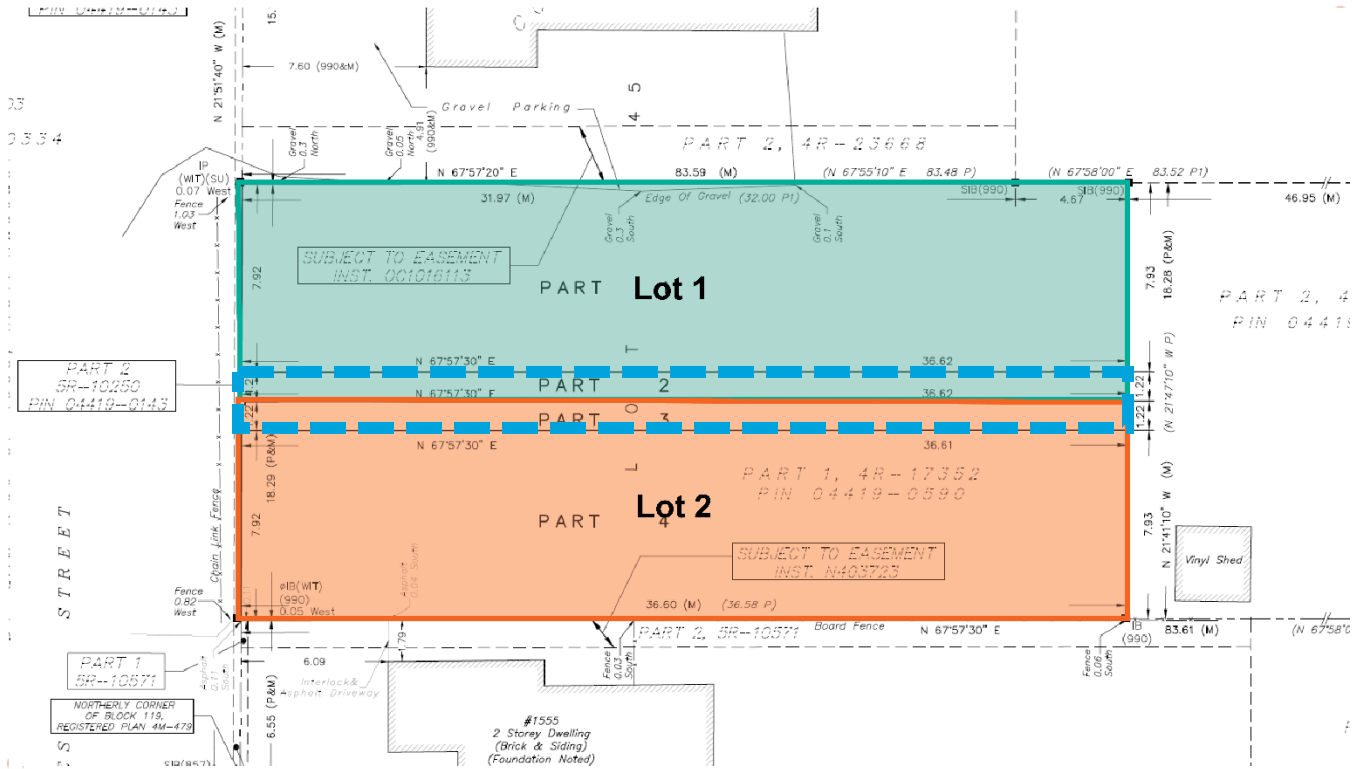


Figure 6: Proposed Severance Overview. A dotted line indicates the easement area.

4.0 Policy and Regulatory Context

4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement ('PPS'), issued under the authority of Section 3 of the Planning Act, provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters be consistent with policy statements issued under the Act.

The PPS promotes the development of strong communities, which relies on the establishment of efficient land use and development patterns and the accommodation of an appropriate range and mix of uses.

The relevant policy direction for the subject application is as follows:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable, and safe communities are sustained by:

- / promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- / accommodating an appropriate affordable and market-based range and mix of residential types and other uses to meet long-term needs;
- / 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; and
- / ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

The proposed severances serve to promote the provision of a range and mix of residential uses in an area well-served by infrastructure and public services.

1.4 Housing

- 1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:
- / maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
 - / maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- / permitting and facilitating:
 - o all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and,
 - o all types of residential intensification, including additional residential units;
 - o directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.

The severance of the subject site to create two (2) parcels with detached dwellings with secondary dwelling units promotes the efficient use of land in accordance with the Province’s housing and growth management policy direction. The severed lots are located in a settlement area and can be supported by existing infrastructure and public services. Overall, the proposed severance is consistent with the policies of the Provincial Policy Statement.

4.2 City of Ottawa Official Plan (2022)

The Official Plan for the City of Ottawa came into effect on November 4, 2022. The Plan provides a framework for development in the City until 2046, when it is expected that the City’s population will surpass 1.4 million people. The Official Plan directs how the City will accommodate this growth over time and sets out the policies to guide the development and growth of the City.

4.2.1 Suburban Transect and Neighbourhood Designation

The subject site is located in the Suburban Transect and is designated as Neighbourhood (Figure 7). Section 5.4 of the Official Plan provides policies related to the Suburban Transect. This Transect comprises neighbourhoods within the urban boundary located outside the Greenbelt. Neighbourhoods generally reflect the conventional suburban model described in Table 6 in Subsection 5.3 and are characterized by the separation of land uses, stand-alone buildings, generous setbacks and low-rise building forms.

Section 5.4.1 of the Official Plan recognize a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods:

- / Per Policy 2a), the Suburban Transect is generally characterized by Low- to Mid-density development, with low-rise development in Neighbourhoods.
- / Per Policy 3a) ii), the Suburban Transect shall support a range of dwelling unit sizes in predominantly ground-oriented housing forms in Neighbourhoods located away from rapid transit stations and Corridors, with Low-rise multi-unit dwellings permitted near street transit routes.

Low-density, low-rise residential development is proposed through the severance of the subject site.

Section 5.4.4 of the Plan provide direction for new development in the Suburban Transect:

- / Per Policy 2, net residential densities shall strive to approach the densities of the Inner Urban Transect over time, but residential development within the Urban Greenfield Area as shown on Figure 6 and urban expansion areas subject to any of the Future Neighbourhood Overlays as shown on Schedule C17 - Urban Expansion Areas, shall plan for a minimum density of 36 units per net hectare and permit density increases through intensification and accessory dwelling units.

- / Policy 3 notes that on lands with all of the following characteristics prior to the date of adoption of this Plan, residential development shall strive to achieve a density target of 40 units per hectare, unless there are technical infrastructure impediments as determined by the City to achieve this target:
 - a) Within the urban area;
 - b) Outside of approved Secondary Plans or Community Design Plans;
 - c) Have not received draft approval for plan(s) of subdivision;
 - d) Have not received site plan approval;
 - e) Do not have a submission of a complete Planning Act application for a net increase in existing residential dwellings.

The proposed development makes use of excess lands on an existing, serviced property to provide low-rise, infill housing that satisfies the applicable density targets for the Suburban Transect.

Section 5.4.5 provides direction to Neighbourhoods located within the Suburban Transect:

- / Per Policy 1, Neighbourhoods located in the Suburban Transect and within a 15-minute neighbourhood shall accommodate residential growth to meet the Growth Management Strategy as outlined in Subsection 3.2, Table 3. 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 – Built Form Overlays, 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) Generally provides for up to 3 storey height permission, and where appropriate 4 storey height permissions to allow for higher-density Low-rise residential development; and
 - c) Provides an emphasis on regulating the maximum built form envelope, based on the context, that frames the public right of way.

The proposed severance will allow for the construction of additional low-rise, ground-oriented housing in the Neighborhood designation.

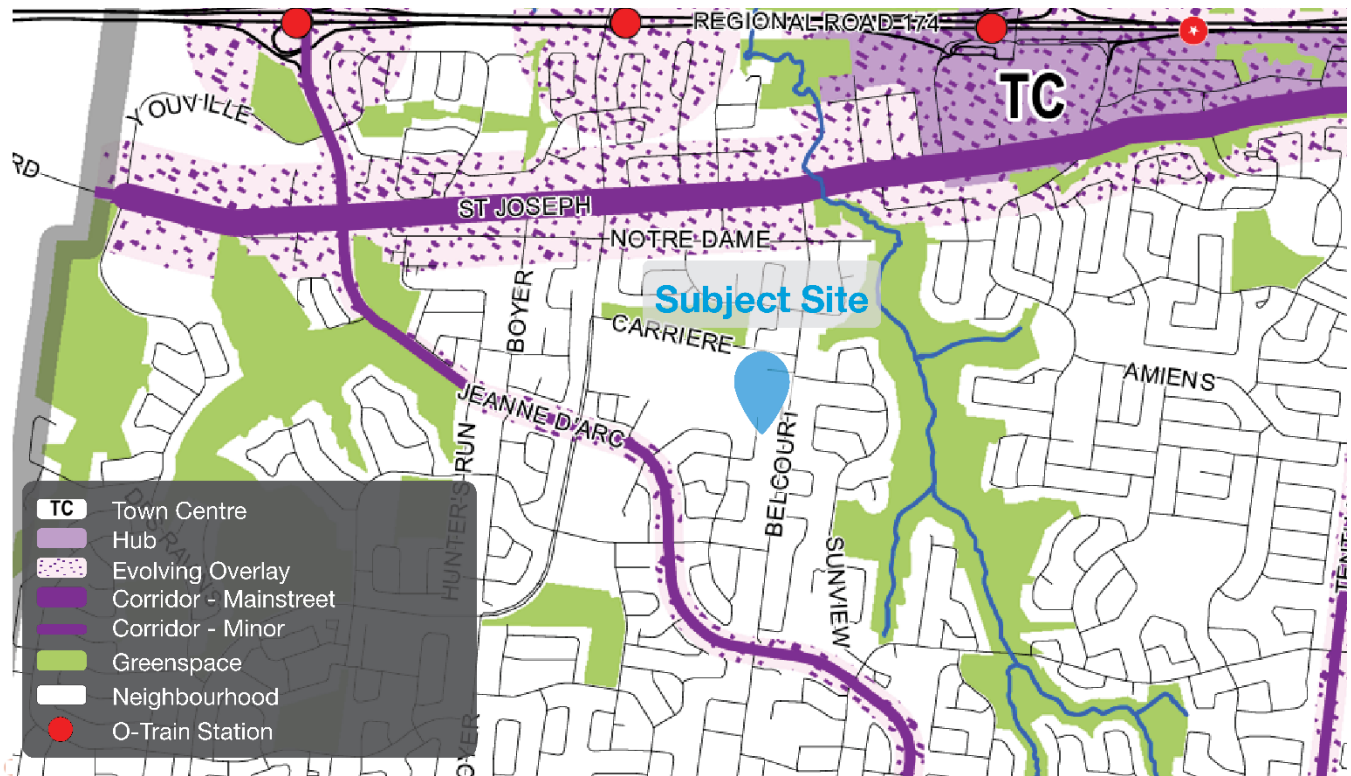


Figure 7: Schedule B8 – Suburban East Transect, City of Ottawa Official Plan (2024, as amended)

Section 6.3 of the Official Plan provides direction on the Neighbourhood designation. Per the Plan, Neighbourhoods are contiguous urban areas that constitute the heart of communities. It is the intent of this Plan that they, along with Hubs and Corridors, permit a mix of building forms and densities.

Neighbourhoods are not all at the same stage of development, maturity and evolution. It is the intent of this Plan to reinforce those that have all elements of and presently function as 15-minute neighbourhoods; to guide those that have a few missing elements into gaining them; and to seed the conditions for future 15-minute neighbourhoods into those that currently are not.

Section 6.3.1 of the Plan defines neighbourhoods and set the stage for their function and change over the life of this Plan:

- / Policy 2 states that permitted building heights in Neighbourhoods shall be Low-rise, except where existing zoning or secondary plans allow for greater building heights; or in areas already characterized by taller buildings.
- / Per Policy 4, the Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:
 - o Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;
 - o Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1).

- / Policy 5 states that the Zoning By-law will distribute permitted densities in the Neighbourhood by allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities.

The proposed severances introduce new development parcels to accommodate complementary low-rise development.

4.2.2 Growth Management Framework

Section 3 of the Official Plan establishes policies to support intensification. Ottawa's population is projected to grow by 40 per cent between 2018 and 2046 with 51% of that growth targeted to occur through intensification within the built-up areas of the City. This overall intensification target is anticipated to be achieved through a gradual increase in intensification over the life of the Official Plan (stepping from 40% in 2018 up to 60% by 2046).

Section 3.2 of the Official Plan outlines policies that support intensification. Policy 10 states that the residential density and proportion of large household dwelling targets are established in Table 3b for Neighbourhoods (Table 1, below):

Table 1: Neighbourhood Residential Density and Large Dwelling Targets (Table 3b in the Official Plan)

Transect	Target Residential Density Range for Intensification, Dwellings per Net Hectare
Suburban	40 to 60

The proposed severances support the intensification policies of the Official Plan established within the Suburban Transect of the Official Plan by introducing a severed parcel that can be redeveloped for a low-rise dwelling.

4.3 City of Ottawa Zoning By-law (2008-250)



Figure 8: City of Ottawa Zoning By-law 2008-250

The subject site is zoned Residential First Density, Subzone W (R1W). The purpose of the R1W zone is to:

- / Restrict the building form to detached dwellings in areas designated as General Urban Area in the Official Plan;
- / Allow a number of other residential uses to provide additional housing choices within detached dwelling residential areas;
- / Permit ancillary uses to the principal residential use to allow residents to work at home; and,
- / Regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced.

4.3.1 Zoning Provisions and Analysis

The table below provides an overview of the performance standards as detailed in Zoning By-law 2008-250 as they apply to the severed and retained lots. Areas of compliance are noted with a green checkmark (✓) and areas of non-compliance are noted with a red x (X).

Table 2: Zoning Performance Standards for the Retained and Severed Lot

R1W Provision	Required	Lot 1	Lot 2	Compliance?
Minimum Lot Width Table 156A	Detached Dwelling: 9 m	9.145 m	9.145 m	✓
Minimum Lot Area Table 156A	Detached Dwelling 240 m ²	334 m ²	334 m ²	✓

Further, Table 3, below summarizes the proposed development's compliance with the existing R1W zoning for both proposed parcels:

Table 3: Zoning Compliance for Proposed Residential Dwellings

R1W Provision Single-detached dwelling	Required	Lot 1	Lot 2	Compliance?
Maximum Building Height Table 156A	11 m	8.5 m	8.5 m	✓
Minimum Front Yard Setback Table 156A	4.5 m	4.5 m	4.5 m	✓
Minimum Rear Yard Setback Table 156B(7)	For lots located outside of Schedule 342, the minimum rear yard setback is 25% of the lot depth which must comprise of at least 25% of the area of the lot, however it may not be less than 6.0 m and need not exceed 7.5 m. Lot depth: 36.64 m x 25% = 9.16 m = 7.5m req. setback	16.9 m	16.9 m	✓
Minimum Interior Side Yard Setback Table 156A	1 m	1.22 m	1.22 m	✓
Minimum Parking Rates Table 101	Detached Dwelling: 1 space per dwelling unit	3 spaces provided	3 spaces provided	✓
Parking Space Dimensions Section 106(1)	At least 2.6m wide and 5.2m long	2.6 m x 5.8 m	2.6 m x 5.8 m	✓
Minimum Driveway Width Section 107(2)	A driveway providing access to parking spaces other than in a parking garage or parking lot must have a minimum width of 2.6 metres.	3 m (shared)	3 m (shared)	✓
Location of Parking and Driveways Section 100	(1) Parking, queuing and loading spaces and all driveways and aisles leading to those spaces must be provided for each land use in accordance with the provisions of Part 4 of this bylaw, and: (a) Must be set aside for and used exclusively for that purpose; (b) Must not be obstructed; and (c) Except for driveways, must be located on the same lot as the use or building for which they are	Complies	Complies	✓

	provided, except where otherwise permitted.			
Rear Yard Landscaping S.109(100)	No more than 70 per cent of the rear yard area may be occupied by parking spaces and driveways and aisles accessing parking	60%	60%	✓
Accessory Building Provisions Section 55	Front Yard Setback: 4.5m	Complies	Complies	✓
	Interior Side Yard Setback (in rear yard): 0.6m	0.6m	0.6m	✓
	Minimum Distance from other buildings: 1.2m	Complies	Complies	✓
	Maximum Height: 4.5m	3 m	3 m	✓
	Maximum Size: 55m ²	6m ²	6m ²	✓
	Maximum Accessory Buildings per lot: 2	1	1	✓
Additional Dwelling Units and Coach Houses Section 133				
(1) (a) Subject to subsections (2) through (19), a coach house and/or additional dwelling units are permitted on a lot containing a detached dwelling, linked-detached dwelling, semi-detached dwelling, townhouse dwelling or duplex dwelling.	Detached dwelling	Detached dwelling		✓
(2) An additional dwelling unit or coach house must be located on the same lot, or portion of a lot as its associated principal dwelling unit, whether or not that parcel is severed. (a) In the case of a semi-detached, linked-detached, or townhouse dwelling, the regulations of this section apply to each portion of a lot on which each principal dwelling unit is located, whether that parcel is to be severed.	ADUs proposed on same lot as principal dwelling	ADUs proposed on same lot as principal dwelling		✓
(3) (a) Where permitted, in no case may the sum of all principal dwelling units, additional dwelling units, and coach houses located on a lot, or portion of a lot associated with the principal dwelling unit where the lot is not severed, exceed three units.	3 units total proposed	3 units total proposed		✓
(5) Parking and driveways serving an additional dwelling unit and/or coach house are subject to the following: (b) Except in the case of subsection (5)(a), and despite 100(5), a parking space for an additional dwelling unit or coach house must be located in a permitted driveway associated with the principal dwelling unit and may be in tandem with the principal dwelling unit's parking space.	Parking located on driveway associated with principal dwelling unit	Parking located on driveway associated with principal dwelling unit		✓

The proposed severance application would result in two (2) lots that comply with the applicable lot width and lot area requirements to establish a detached dwelling in the R1W zone. Further, a review of the

proposed development against the broader Comprehensive Zoning By-law 2008-250 indicates there are no compliance issues, and both lots can comfortably support a single-detached dwelling with two (2) additional dwelling units respectively on each parcel, with no variances to the Zoning By-law required.

5.0 Ontario Planning Act - Consents

The Planning Act outlines the powers and criteria for land conveyance in Ontario. Per Section 53(12), in determining if a consent is to be given, a council (or Committee of Adjustment) shall have regard to the criteria under subsection 51 (24).

The proposed Consent meets the applicable criteria established in Section 51(24):

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2;

The Provincial Policy Statement, 2020 (PPS) establishes the high-level planning policies for land use planning in Ontario. The proposed Consent is consistent with the policies of the PPS, as the proposal seeks to create new residential lots from an existing site that is presently underutilized. These residential lots further contribute to the housing stock and the public realm by generating additional infill development.

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

The proposed severance application is not premature and is in the public interest as it will permit infill development in a built-up area of the City with existing infrastructure and services. The severed lots will continue to comply with the provisions of the Zoning By-law, permitting the construction of as-of-right single-detached dwellings with additional dwelling units.

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

The proposed severance complies with the applicable policies of the City of Ottawa Official Plan (2022), including the Suburban Transect classification and Neighbourhood designation. The subject site will allow for the creation of two low-rise residential dwellings, each with two additional dwelling units, on lot sizes consistent with the surrounding lot fabric and Zoning By-law requirements.

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

The proposed severance will result in new housing stock on suitable land with existing services and infrastructure.

- (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 severed and retained lands will continue to have frontage on public roads.

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

The proposed severance will result in the creation of two rectangular lots of approximately equal size. Both the severed and retained lots will be adequately sized to support the construction of two single-detached dwellings with additional dwelling units that comply with applicable Zoning By-law requirements. No variances, including those related to setbacks and other building considerations, are necessary as part of the proposed severance. The orientation and configuration of the new lots will maintain a standard relationship with Vercheres Street.

- (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;

Through the proposed severance, both the retained and severed parcels will continue to meet applicable zoning provisions.

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

The proposed severance application is not of a scale that could cause any loss of natural resources or generate any undue flooding issues.

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

The lots created through the Consent application can be adequately serviced, with each lot intended to have separate sewer, water, and utility connections.

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

Land dedication for public purposes is not necessary at this scale of development.

The proposed Consent to Sever application satisfies the applicable criteria for a Consent in the Planning Act.

6.0 Conclusion

In our professional opinion, the enclosed Consent Application represents good planning and meets the applicable evaluation criteria established in the Planning Act. The proposal also conforms with the policies of the City of Ottawa Official Plan (2022, as amended). Following the division of the lots, the affected properties will continue to meet applicable zoning provisions to permit the construction of single-detached dwellings as-of-right on each lot.

Sincerely,



Jillian Simpson, M.PL
Planner



Scott Alain, RPP MCIP
Senior Planner