



February 25, 2025

55 Henry Goulburn Way – Severance and Minor Variance Rationale

Committee of Adjustment
Received | Reçu le

2025-02-26

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear City Staff and Members of the Committee of Adjustment,

I am writing to submit severance and minor variance applications for the property located at 55 Henry Goulburn Way in Stittsville. The purpose of these applications is to subdivide the property into three separate parcels to create two new lots for residential use. The existing dwelling will be demolished. A new detached dwelling will be constructed on each lot.



Tripine Developments Inc. has been retained by the owner, Metric Homes (Ottawa) Inc., to file severance and minor variance applications.

The following sections describe the existing conditions of the site, the proposed severances and minor variances and the rationale in support of the applications.

Section 1 - Existing Conditions

The subject property is located within the Stittsville Ward of the City of Ottawa at the corner of Henry Goulburn Way and Brae Crescent. The dimensions of the property are approximately 47 m wide by 30 m deep. The area is approximately 0.15 ha.

The legal description of the lot is: Lot 44 registered Plan 635, City of Ottawa.

There is currently a one storey detached dwelling on the property.

Section 2 - Severance

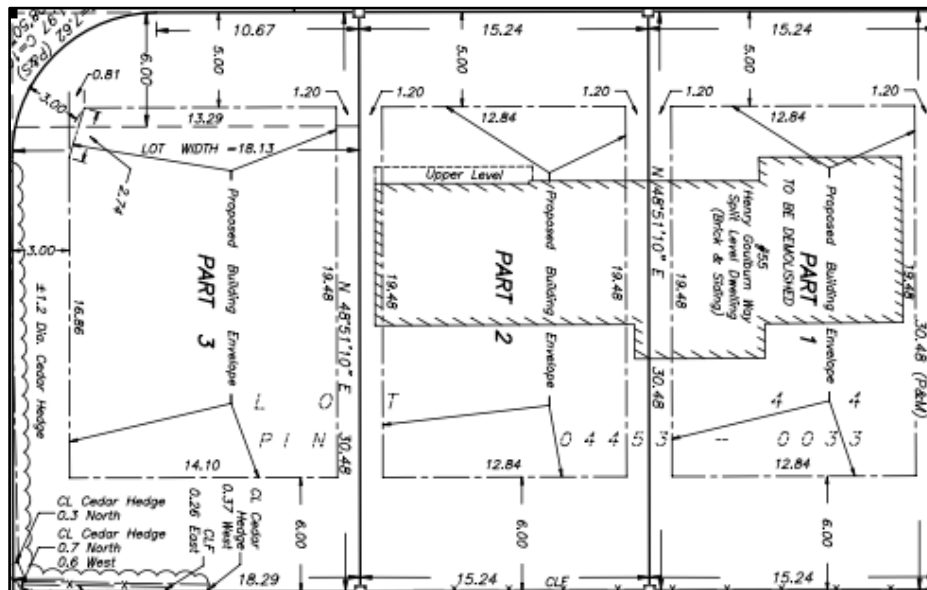
The property is shown as Parts 1, 2 and 3 on the draft reference plan filed with the applications, and the separate parcels will be as follows:



Below is a table summarizing the proposed lot sizes.

| Lot | Frontage | Depth | Area | Part No. |
|-----|----------|-------|------|----------|
| A | 15.24 | 30.48 | 464 | Part 1 |
| B | 15.24 | 30.48 | 464 | Part 2 |
| C | 18.13 | 30.48 | 545 | Part 3 |

Below is an excerpt from the draft R-plan showing the lot layouts.



The newly created parcels will not be in full conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications have been filed concurrently with this application.

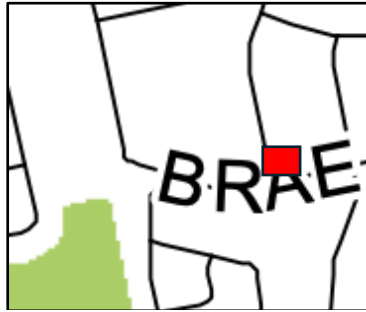
Supporting Rationale

A summary of criteria demonstrating compliance with policy requirements of Section 51(24) of the Planning Act is below:

1. Conformity with the Official Plan

The proposed severance aligns with the City of Ottawa Official Plan (OP), which encourages intensification within the urban boundary in areas with access to existing services. The subject property is designated Neighbourhood, where a mix of residential uses is permitted. The proposal supports the OP's objectives by promoting efficient land use and gentle intensification while maintaining compatibility with the surrounding neighborhood.

Subject parcel is highlighted in red in the excerpt from the official plan below:



2. Suitability of the Land for the Intended Use

The lot is large enough to be divided into three parcels while maintaining appropriate lot sizes, frontages, and depths. Each severed lot will be used for residential development, which is compatible with the surrounding area.

Additionally, the property has existing municipal services (water, sewer, and road access) that can adequately support three residential lots without requiring infrastructure upgrades. The grading and drainage will be managed in compliance with City requirements to prevent any negative impacts on neighboring properties.

3. Public Interest

The proposal supports the City's housing objectives by creating additional residential lots within an established neighborhood, which contributes to housing availability. The severance does not negatively impact existing traffic flow, pedestrian safety, or emergency vehicle access, as the proposed lots will front onto an existing public road.

4. Compliance with Zoning and Other Regulations

The severed and retained lots partially conform to the R1D (Residential First Density) Zone under the City of Ottawa Zoning By-law, which permits low-rise residential development, including single-detached. Minor variance applications will be submitted in conjunction with the severance.

The proposal also aligns with Provincial Policy Statement as it promotes efficient development patterns and sustainable growth within the urban boundary.

Section 51(24) of the Planning Act

Below is a checklist for compliance with tests a) through m) of Section 51(24) of the Planning Act:

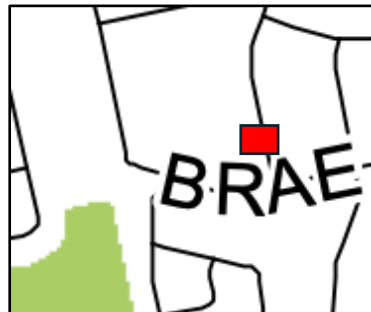
- a) **the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;** the proposed development does not offend matters of provincial interest as referred to in section 2.

- b) **whether the proposed subdivision is premature or in the public interest;**
The proposed subdivision represents orderly development of a lot that has access to a public street and is in the public interest of more housing supply.

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

The proposed severance aligns with the City of Ottawa Official Plan (OP), which encourages intensification within the urban boundary in areas with access to existing services. The subject property is designated Neighbourhood, where a mix of residential uses is permitted. The proposal supports the OP's objectives by promoting efficient land use and gentle intensification while maintaining compatibility with the surrounding neighborhood.

Subject parcel is highlighted in red in the excerpt from the official plan below:



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

The subject land is designated for residential purposes and is suitable for such.

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

n/a

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;

A grading plan showing suitable access to the fronting municipal road has been submitted with the application.

f) the dimensions and shapes of the proposed lots;

The dimensions and shapes of the proposed lots represent gentle intensification in the immediate area and are consistent to sizes of new lots created by plan of subdivision across the City.

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;

No known restrictions.

h) conservation of natural resources and flood control;

A grading plan showing appropriate stormwater management controls has been submitted with the application.



i) the adequacy of utilities and municipal services;

Full municipal services and utilities are available at the lot line of the property. A servicing plan showing the connection to municipal services has been included with the application.

j) the adequacy of school sites;

As this is an established neighbourhood, local school systems are deemed to be adequate.

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

Given the size of the lot, cash in lieu of parkland will be provided.

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

The proposal will use the existing energy infrastructure within the right of way.

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.

n/a

Section 3 – Minor Variance

The newly created lots will not be in full conformity to the existing zoning, therefore minor variances are being sought. The summary of variances is listed in the table below (red denoting variance).

| Zoning | Required | Proposed | | |
|----------------|----------|----------|-------|-------|
| | R1D | Lot A | Lot B | Lot C |
| Lot Width (m) | 20 | 15.24 | 15.24 | 18.13 |
| Lot Area (sqm) | 600 | 464 | 464 | 545 |
| Lot Coverage | 40% | 54% | 54% | 50% |
| Front (m) | 6 | 5 | 5 | 5 |
| Rear (m) | 9 | 6 | 6 | 6 |
| Side (m) | 1 | 1.2 | 1.2 | 1.2 |
| Corner (m) | 4.5 | n/a | n/a | 3 |

Supporting Rationale

The four tests of minor variances are listed below:

- 1. Is the variance minor?** Yes, the variances are related to width, setbacks and lot coverage, but otherwise the proposed detached dwelling meets the current zoning.
- 2. Does the variance meet the intent and purpose of the Official Plan?** Yes, the variance meets the intent of the City of Ottawa Official Plan (OP), which encourages intensification within the urban boundary in areas with access to existing services. The subject property is



designated Neighbourhood, where a mix of residential uses is permitted. The proposal supports the OP's objectives by promoting efficient land use and gentle intensification while maintaining compatibility with the surrounding neighborhood.

3. **Does the variance meet the intent and purpose of the zoning by-law?** The severed and retained lots partially conform to the R1D (Residential First Density) Zone under the City of Ottawa Zoning By-law, which permits low-rise residential development, including single-detached.
4. **Is the variance desirable for the appropriate development and use of the land?** Yes, the variance allows for gentle intensification of the lot, while respecting the character of the surrounding neighbourhood.

Section 4 - Conclusion

The proposed severance and minor variances support the City of Ottawa's strategic planning goals by promoting efficient land use and gentle intensification within built-up areas, while ensuring compatibility with the surrounding area. The applications for severance are consistent with the policy requirements of Section 51(24) of the Planning Act. The severance applications represent good land use planning. The applications for minor variance are consistent with the policy requirements of Section 45(1) of the Planning Act.

Thank you for considering this application. Should you require any additional information or have questions, I would be pleased to provide clarification or attend a meeting to discuss the application in further detail.

In support of the application for severance, please find enclosed the following documents:

- Consent Applications
- Minor Variance Applications
- Cheque for \$11,432.00 payable to City of Ottawa
- Tree information report
- Grading/servicing Plan
- Draft Reference Plan
- Parcel Register
- Legal letter confirming conformance to Section 50 of Planning Act
- Example elevations of proposed new dwellings

Sincerely,



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Principal

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