

PAQUETTE PLANNING ASSOCIATES LTD.
URBAN PLANNING AND LAND DEVELOPMENT CONSULTANTS

May 23, 2025

City of Ottawa
Committee of Adjustment
101 Centrepointhe Drive
Ottawa, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le

2025-06-05

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attention: Mr. Michel Bellemare

**RE: Consent Applications to Create Two Lots
1501 March Valley Road**

Dear Mr. Bellemare:

Further to our recent conversation with Committee staff Emily Byers, please find enclosed the following items in support of our consent applications in connection with the above referenced property:

- 1) two completed application forms (i.e. one for each proposed lot)
- 2) one full size and one reduction of Plan 4R-34297 which shows the two proposed lots as Parts 1 and 2 as well as the requested road widening adjacent to the proposed two lots referred to as Part 3;
- 3) one full size and one reduction of Plan 4R-35376 which shows the requested widening for the retained portion as Part 1;
- 4) one full size and one reduction of Plan 4R-31909 which is a survey of the entire existing property for information purposes only;
- 5) one copy of Schedule A: Rural Consent Additional Application Information;
- 6) Parcel Abstract Page;
- 7) Cheque payable to the City of Ottawa in the amount of \$6,439.00 (\$4,301 for the first lot and \$2,138 for the second lot).

Address: 56 Hutchison Avenue, Ottawa, Ontario K1Y 4A3
Phone: 613-722-7217
Email: paquetteplanning@sympatico.ca

Please note that the severances being sought in these applications had previously been approved per applications D08-01-21/B-00189 and D08-01-21/B-00190. Unfortunately, the approval conditions connected to the said applications were not cleared in time and as such we have been advised that new applications are required.

For information purposes please note that the proposal before you includes a registered reference plan showing the proposed two lots as Parts 1 and 2 on Plan 4R-34297. As well the road widening for the proposed severed parcels and the retained parcel are also shown per Plan 4R-34297 (for the two proposed lots) and Plan 4R-35376 (for the proposed retained parcel).

The subject property, known as 1501 March Valley Road, is a 14.2 ha in area with 460 meters of frontage on March Valley Road which is located in north Kanata as shown on Figures 1 and 2 with ★. The subject property is vacant.

Figure 1: Location

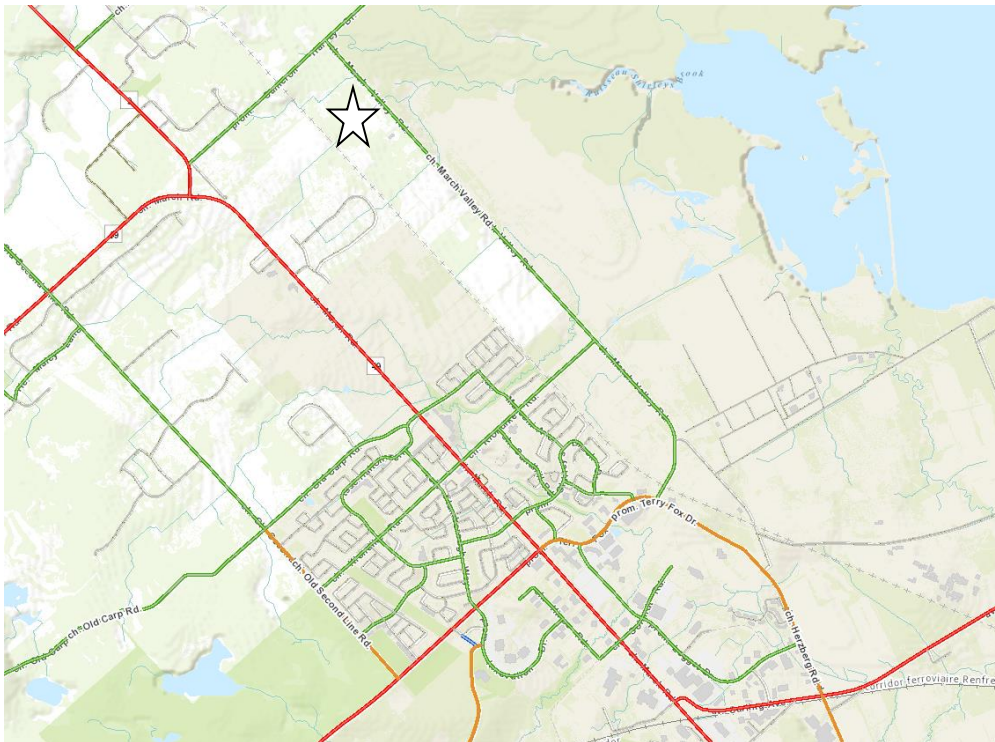
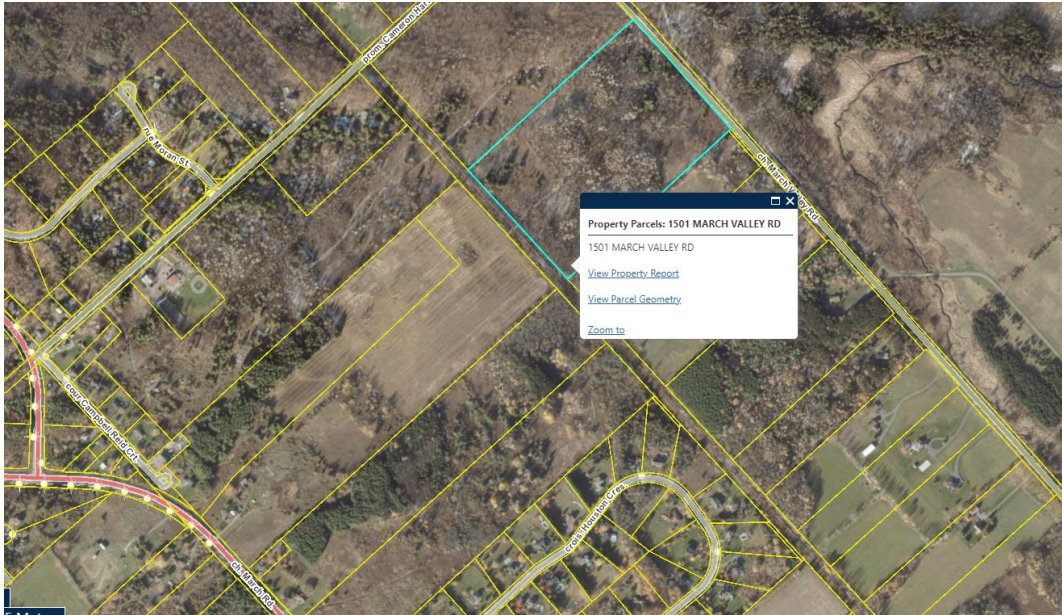


Figure 2: Location on Air Photo Base



According to the City of Ottawa Official Plan, the subject property is designated Rural Countryside. Section 9.2.3 of Official Plan contains the relevant severance policies.

According to City of Ottawa Zoning Bylaw 2008-250, the subject property is zoned Rural Countryside Zone RU which in turn is subject to the following provisions:

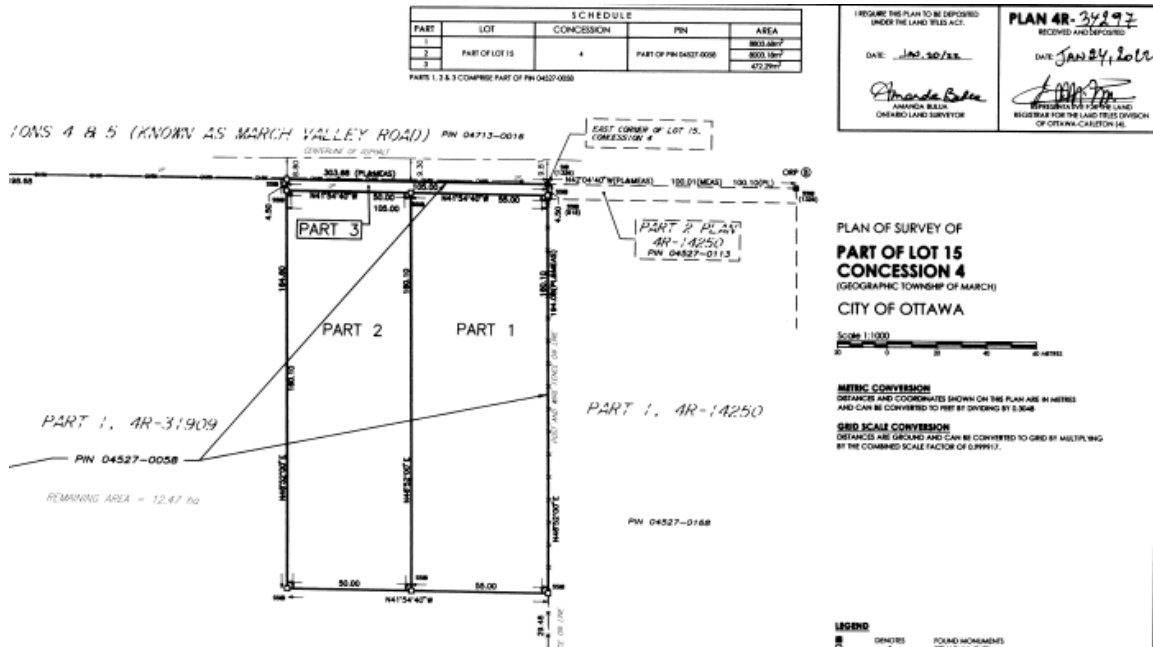
TABLE 227 - RU ZONE PROVISIONS

I ZONING MECHANISMS	PROVISIONS		
	II AGRICULTURAL USE, EQUESTRIAN ESTABLISHMENT	III KENNEL	IV OTHER USES
(a) Minimum lot width (m)	60	see Part 3, Section 84	50
(b) Minimum lot area (ha)	2		0.8, see ss. 227(6) (By-law 2008-457)
(c) Minimum front yard setback (m)	10 6 for a farm produce outlet with a floor area of 28m ² or less		10
(d) Minimum corner side yard setback (m)	10		10
(e) Minimum rear yard setback (m)	10		10
(f) Minimum interior side yard setback (m)	5		5
(g) Maximum height (m) - principal building	12		12
(h) Maximum lot coverage (%)	20		20
(i) Minimum distance separation	see Part 2, Section 62		see Part 2, Section 62

Proposal and Compliance

The applications before you are intending to create two new lots on the southeast corner of the property as shown on Figure 3 which is an excerpt of Plan 4R-34297

Figure 3: Excerpt of Plan 4R 34297



Each lot is proposed to have a minimum area of .8 ha and provide an area greater than 10 ha. for the retained portion as required per section 9.2.3 of the Official Plan and Table 227 of Zoning By-law 2008-250. Specifically, each lot is proposed to be 8003 sq. m. in area with a frontage of 55 meters each while the proposed retained area of land will be 12.47 ha.

I trust this submission is complete. Please call me at (613) 722-7217 should you have any questions.

Yours truly,
Paquette Planning Associates Ltd.

DPH

Daniel Paquette, MCIP, RPP
President

CC: Mr. Vijay Garapati