

Zakia Bouayed
982A Watson St., Ottawa
Ottawa, Ontario K2B 6C2

May 29, 2025

City of Ottawa
Committee of Adjustment
Ben Franklin Place, 4th Floor
101 Centerpointe Drive Ottawa, Ontario, K2G 5K7

Committee of Adjustment
Received | Reçu le

2025-06-06

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: 982A & 982B Watson St - Request for Severance of Two New Semi-Detached Dwellings

Dear Planner,

I am writing to formally request a severance for two new semi-detached dwellings located at 982A and 982B Watson St. The owners would like to subdivide the dwellings into two parcels of land to create separate ownerships for each semi-detached unit.

Details of the Request:

1. Property Description:

- Address: 982A & 982B Watson St., Ottawa, Ontario, K2B 6C2
- Legal Description: Lot 14, Registered Plan 479600, PIN 03944-0155
- Zoning Designation: R2G
- Zoning By-law # 2008-250
- Ward: 7

2. Supporting Documents:

- 1 copy of the completed Application Form.
- 1 copy of this cover letter.
- 1 full-sized copy and 1 electronic copy of the draft Plan of Survey showing each of the severed and retained lot, prepared by Annis, O'Sullivan, Vollebakk Ltd. Ontario Land Surveyor.
- 1 full-sized copy and 1 electronic copy of the Site Plan and Elevation Drawings prepared by Precision Home Design.
- 1 full-sized copy and 1 electronic copy of the approved Lot Grading & Servicing Plan prepared by Morey Associates Ltd., Consulting engineers.
- 1 copy of a letter from an Ontario solicitor in good standing indicating that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act.
- 1 copy of a letter from a solicitor confirming the names of all Registered Owners.

- Electronic copies of the emails exchanged with Development Information Officer, City Planning Staff, City Infill Forester and Hydro Ottawa.
- A cheque payable to the City of Ottawa.

3. Planning Act

The semi-detached units are part of the R2G residential second density zone and are zoning compliant. In addition, each unit complies with the appropriate performance standards as per the approved building permit, site servicing and lot/grading plan. The units were carefully built to align with the approved plans, street character and municipality requirements.

4. Pre-Consultations

- Development Information Officer, Kristin Bond, confirmed that the dwellings are part of the R2G zone [R2 - Residential Second Density Zone \(Sections 157-158\)](#), that each semi detached is required 7.5 meters of frontage and 225 square meters of area and that the parcel size exceeds this amount. She had no concern with the current request for severing in half to create separate ownership.
- Planner I, Elizabeth King, from Panel 2 Committee of Adjustment Planners, confirmed that no variances are needed for the lot width and the lot area of the lots being proposed and that both lots are zoning compliant. She too had no planning concerns.
- Planning Forester Julian Alvarez-Barkham confirmed that a Tree Information Report (TIR) is not required with this severance application.
- Hydro Ottawa Customer Service - Ref #00354187 confirmed that two meters have been registered for 982A/B Watson St. (982A Watson St, Meter: OTT1008535; 982B Watson St. Meter OTT1006655
- Queensway Terrace North Community Association and neighbours, James Gregory and Mary Anne Buchowski at 985 Watson St were informed of the current severance application request to create separate ownerships for each of the semi-detached.

I kindly request the opportunity to present this application during a committee hearing and address any questions or concerns you might have.

Thank you for considering my application. Should you require any additional information, please feel free to contact me either by phone (819) 271-8081 or by email at the following email address: zakia.bouayed@gmail.com.

Yours sincerely,

Zakia Bouayed
Owner/ Authorized Agent