

2025-05-26

Subject: Proposal to Sever Property at 158/160 Sunnyside Ave

Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2025-05-26  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

To Whom It May Concern,

I am writing to formally submit a proposal referring to the subdivision criteria under **section 51(24) of the Planning Act** to sever a **newly built home** located at 160/158 Sunnyside Ave, Ottawa, K1S 0R3. The purpose of this severance is to create two distinct properties. I am requesting the municipality's consideration and approval of this proposal under the applicable land use policies and zoning bylaws.

The property in question is currently zoned R2R (low to medium density residential development) and has a total area of approximately 351 sq m. The proposed severance would result in 2 new lots, each meeting or exceeding the minimum requirements set out in the current zoning regulations, including frontage, depth, area, and access to municipal services.

Rationale for the Severance:

- The severance aligns with the goals and policies of the City of Ottawa Official Plan and respects the current zoning regulations.

- The new lots have appropriate access to public roads and municipal infrastructure, including water, sewer, and storm services.
- The severance will contribute positively to the neighbourhood by providing opportunities for infill development, improving land use efficiency, and increasing the need for more housing.
- There will be no negative impact on the surrounding properties or on the natural environment.

Enclosed with this letter, please find the following supporting documents:

- Completed Severance Application Form
- Survey draft of the proposed severance
- Proof of ownership
- Tree Information Report (TIR)

Thank you for your time and consideration of this proposal. Should you require any additional information or clarification, please do not hesitate to contact me.

Sincerely,

Registered owner of the property