

PAQUETTE PLANNING ASSOCIATES LTD.
URBAN PLANNING AND LAND DEVELOPMENT CONSULTANTS

July 11, 2025

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

Committee of Adjustment
Received | Reçu le

2025-07-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attention: Mr. Michel Bellemare

**RE: Consent Application: Lot Line Adjustment
50-52 Maple Lane**

Dear Mr. Bellemare:

Further to our recent conversation with Panel 1 Committee of Adjustment planner Dylan Geldart, please find enclosed the following items in support of our consent application in connection with the above referenced property:

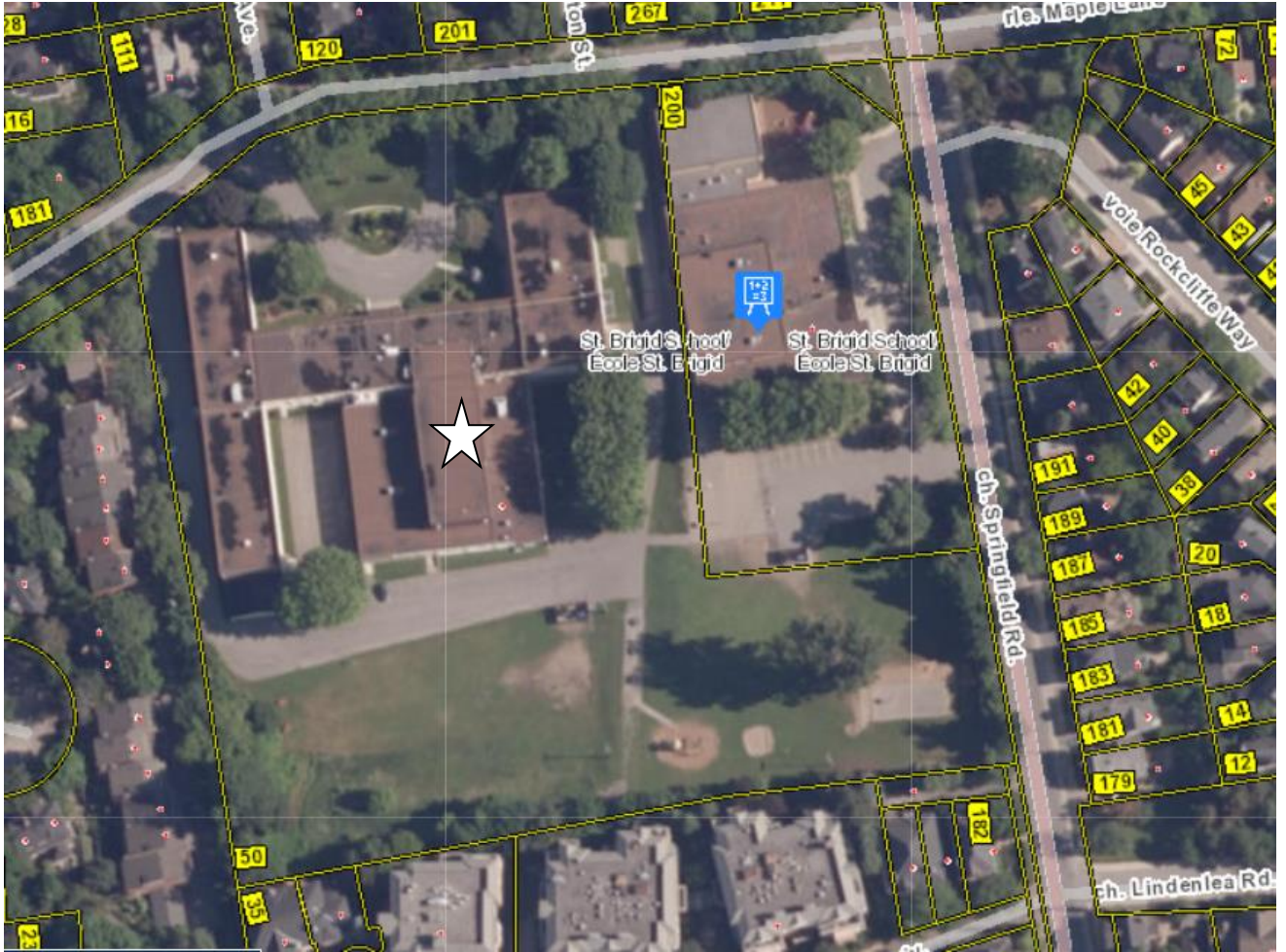
- 1) one completed application form
- 2) one full size and one reduction of Draft Plan of Survey of Part of Lot 3 Junction Gore now City of Ottawa;
- 3) Parcel Abstract Page;
- 4) Cheque payable to the City of Ottawa in the amount of \$3,926.00

I have been retained by the owners of 50-52 Maple Lane (ie. Academie St-Laurent Academy Inc.) who intend to enter into a purchase and sale agreement with the owners of the adjacent lot known as 200 Springfield Road (being St. Brigid Elementary School owned by the Ottawa Catholic District School Board) . The proposed purchase and sale agreement calls for the transfer of Parts 2,3, 4 and 5 of the above referenced Draft Plan of Survey to Ottawa Catholic District School Board to enable St. Brigid Elementary School to use this land as a school yard for the students . (Please note that the proposed land to be transferred is currently being used as a school yard by St. Brigid Elementary School.)

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

The subject property, known as 50-52 Maple Lane, is a 2.32 ha in area while the property at 200 Springfield Road is .65 ha. Both properties have frontage on Maple Lane and Springfield Road. See Figure 1.

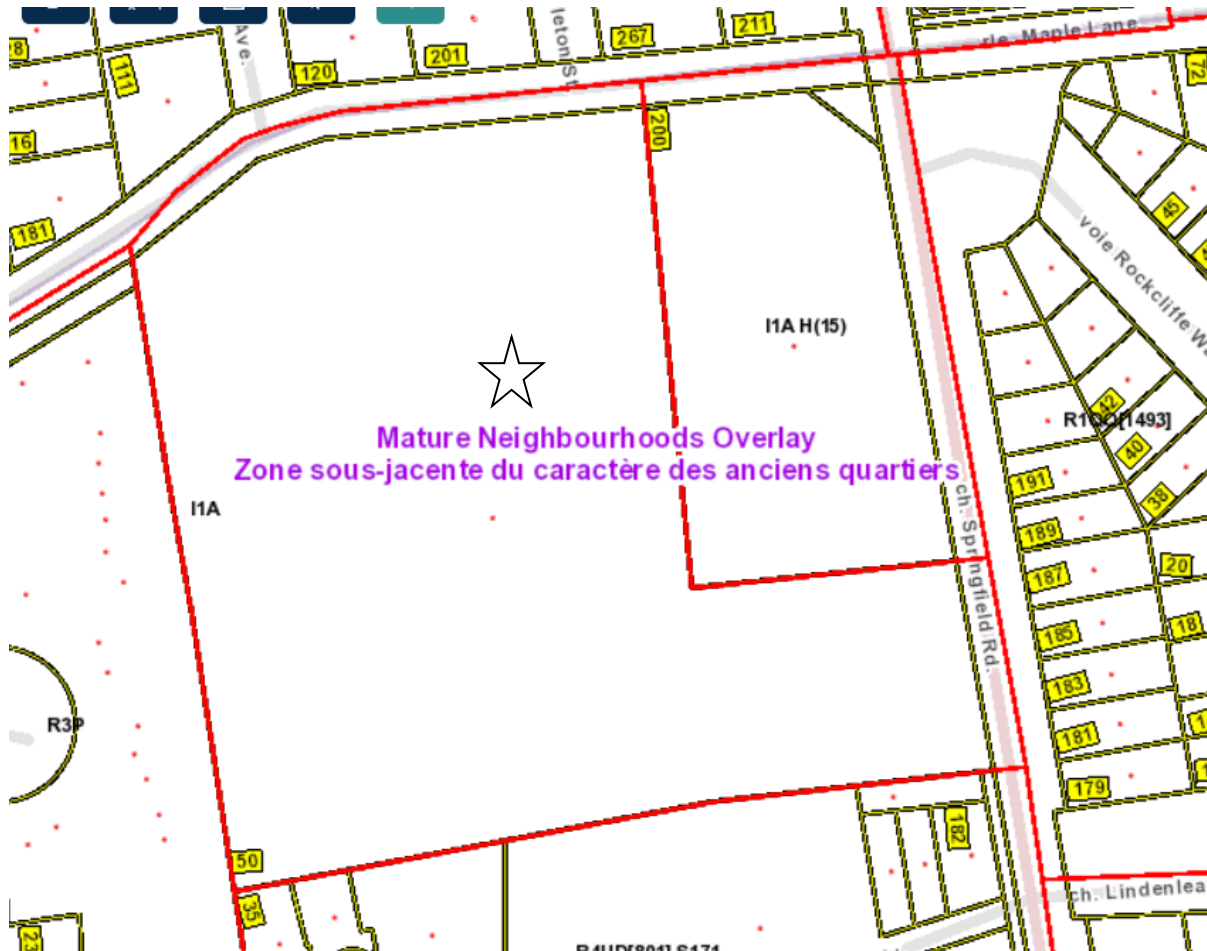
Figure 1: Subject Property Location ☆



According to the **City of Ottawa Official Plan**, both properties are located in the Inner Urban Transect per Schedule A and are designated Neighbourhood.

According to **City of Ottawa Zoning Bylaw 2008-250**, The subject property is located within Area B per Schedule 1. The subject property is zoned I1A while the property at 200 Springfield Road is zone I1A H (15) as shown on Figure 2 which is an excerpt from Zoning Bylaw 2008-250. A school is a listed permitted use.

Figure 2: Zoning Bylaw 2008-250



The applicable zoning standards are listed in Table 170A shown below.

I Zoning Mechanisms	Provisions		
	II Areas A and B on Schedule 1	III Abutting a residential zone in Area C on Schedule 1	IV Other cases
(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m ²)	400		
(c) Minimum Front Yard Setback (m)	3	7.5	6
(d) Minimum Rear Yard Setback (m)	Abutting an R1, R2 or R3 Zone- 7.5 Other cases- 4.5	7.5	
(e) Minimum Interior Side Yard Setback (m)	7.5		3
(f) Minimum Corner Side Yard Setback (m)	4.5		
(g) Maximum Height (m)	15 (By-law 2017-303)		

Proposal

The application before you is intended to enable the transfer of Parts 2, 3, 4 and 5 located at 50-52 Maple Lane per the Draft Plan of Survey as shown on Figures 3a and 3b to the owner of 200 Springfield Road being the Ottawa Catholic District School Board. The land to be transferred is currently used as a school yard and the intent is to continue with this use after the transfer is complete. Please note that Part 3 is intended to recognise an existing easement in favour of Ottawa Hydro.

Figure 3a: Draft Plan of Survey

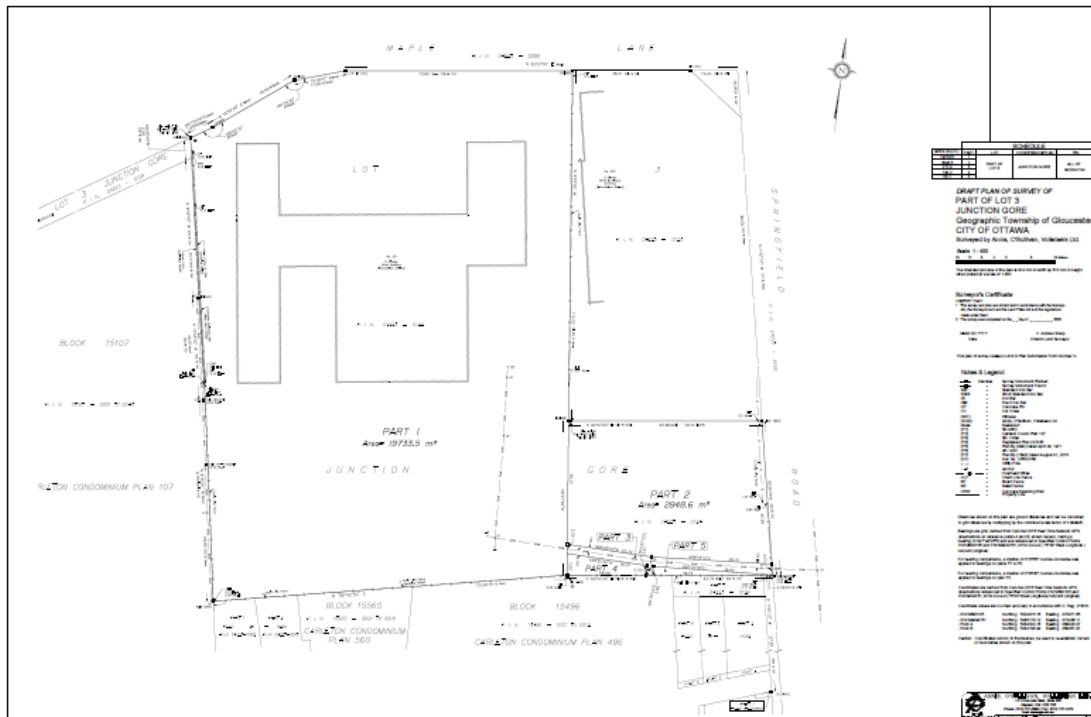
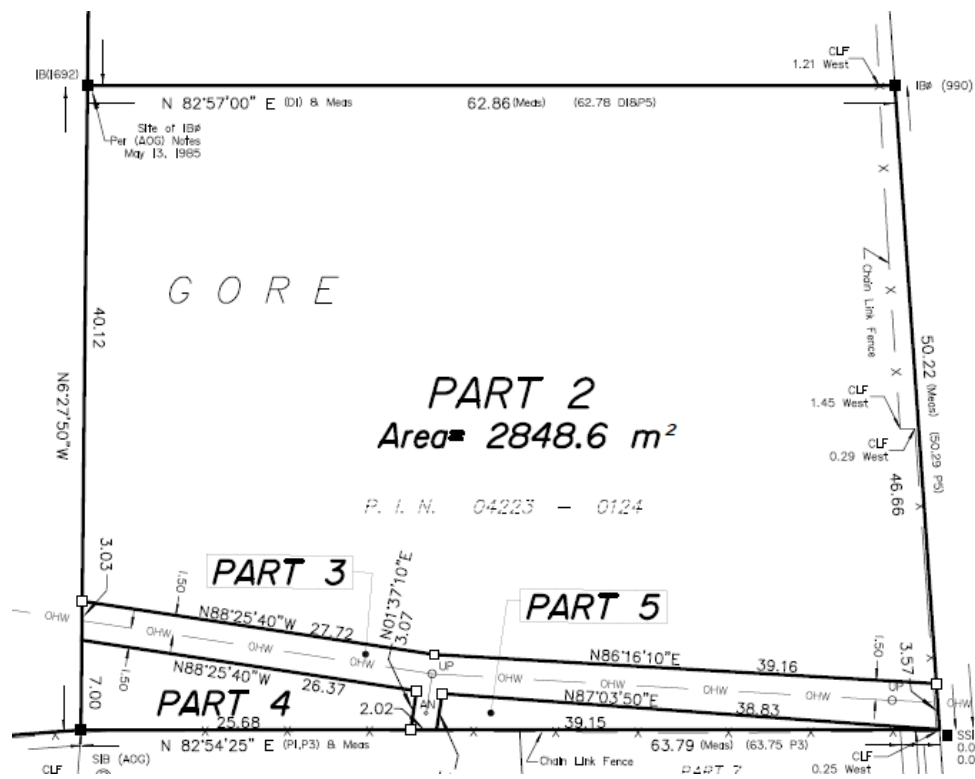


Figure 3b: Draft Plan of Survey Detail



Compliance

Planning Act

The proposed lot line adjustment appears to be consistent with the criteria outlined in Section 51(24) of the Planning Act as referred to in Section 53(12).

Official Plan

The Neighbourhood designation seeks to support a mix of uses where services (such as schools) are provided to enhance the goal of a 15-minute community.

Zoning Bylaw 2008-250

The subject property, known as 50-52 Maple Lane, is a 2.32 ha in area while the property at 200 Springfield Road is .65 ha. The proposed land transfer will meet the minimum lot area requirement of 400 sq. meters.

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

Yours truly,
Paquette Planning Associates Ltd.

A handwritten signature in dark ink, appearing to read 'DPH', is placed over a light grey rectangular background.

Daniel Paquette, MCIP, RPP
President

CC: Mr. Bill Kokkaliaris, Academie St-Laurent Academy Inc.

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July 28, 2025

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

Committee of Adjustment
Received | Reçu le

2025-07-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attention: Mr. Geoff Huson

**RE: Consent Application: Lot Line Adjustment
50-52 Maple Lane**

Dear Mr. Huson:

This letter is in response to your email dated July 24, 2025 and the email received from Ms. Cheryl Williams on the same day regarding how the above noted application complies with section 51(24) of the Planning Act noted as follows:

Criteria

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

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

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

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

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

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

(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;

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

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(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;
(h) conservation of natural resources and flood control;
(i) the adequacy of utilities and municipal services;
(j) the adequacy of school sites;
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
(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.

I have reviewed the above in the context of the proposed lot line adjustment and I am of the opinion that the application before you complies with the applicable criteria outlined in Section 51(24) of the Planning Act and represents good land use planning.

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

Yours truly,
Paquette Planning Associates Ltd.



Daniel Paquette, MCIP, RPP
President

CC: Ms. Cheryl Williams, Committee of Adjustment
Mr. Bill Kokkaliaris, Academie St-Laurent Academy Inc.