

November 27, 2025

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

Attention: Michel Bellemare, Secretary – Treasurer

**Reference: 525 Legget Drive, Ottawa, Ontario
Application for Consent (Lot Line Adjustment)
Novatech File No.: 124045**

Novatech has been retained by KRP Properties to prepare and file an application for Consent on the properties municipally known as 525 Legget Drive and 535 Legget Drive (the “Subject Properties”). A *Consent (Lot Line Adjustment)* application is proposed to add part of 525 Legget Drive to the property boundary of 535 Legget Drive.

This letter describes the existing conditions of the site and its surrounding context, the proposal, and provides a rationale in support of the application.

Existing Conditions

The Subject Properties are located in Ward 4 – Kanata North within the City of Ottawa. Specifically, the Subject Properties are located in the South March neighbourhood, to the north of Carling Avenue to the south of Terry Fox Drive, and to the east of Legget Drive (See Figure 1).

As shown on Figure 1, the present boundaries of 525 Legget Drive (PIN 04517-1135) comprise an interior lot with a frontage of approximately 135 metres and an area of approximately 55,609 square metres located off Legget Drive. The present boundaries of 535 Legget Drive (PIN 04517-1171) comprise a corner lot with a frontage of approximately 106 metres and an area of approximately 12,393 square metres located off Legget Drive.

The legal descriptions of the properties subject to the lot line adjustment application are:

- **PIN 04517-1135:** PART OF LOT 8 CONCESSION 4 (MARCH) AND PART OF BLOCKS 10 AND 11 PLAN 4M1096 PARTS 2 AND 4 PLAN 4R16648 AND PARTS 6, 8, 10 AND 15 PLAN 4R17106 AND PARTS 11 AND 13 PLAN 4R17106 EXCEPT PARTS 1 AND 2 PLAN 4R18407, OTTAWA. TOGETHER WITH A RIGHT OF WAY AS IN N343754. SUBJECT TO AN EASEMENT IN FAVOUR OF PARTS 1 AND 2 PLAN 4R13076, PARTS 1 TO 5, 9 PLAN 4R17106, PARTS 1, 5 AND 6 PLAN 4R16648 AS IN OC155462. TOGETHER WITH AN EASEMENT OVER PARTS 2 TO 7 PLAN 4R12934, PART 1 PLAN 4R12934 EXCEPT PART 15 PLAN 4R17106, PARTS 1 AND 2 PLAN 4R13076, PARTS 1 TO 5 PLAN 4R17106, PARTS 1, 5 AND 6 PLAN 4R16648, PARTS 4, 5 AND 9 PLAN 4R17106, 8 TO 19 AND 23 TO 25 PLAN 4R12934 EXCEPT LANDS IN PLAN 4M1096, PART 2 PLAN 5R11487 EXCEPT PART 2 PLAN 4R11623 AS IN OC155463. S/T EASEMENT IN FAVOUR OF PT BLK 16 PL 4M280 BEING PARTS 1 & 2 ON 4R6573 AS IN OC683199. S/T EASEMENT IN FAVOUR OF PT BLK 17 PLAN 4M280 PT 3 PLAN 4R6573 EXCEPT PT 1 PLAN 4R13304 AS IN OC683199. SUBJECT TO AN EASEMENT OVER PTS 2 AND 4 PL 4R16648 AND PTS 6, 8, 10 AND 15 PL 4R17106 AND PTS 11 AND 13 PL 4R17106 EXCEPT PTS 1 AND 2 PL 4R18407 IN FAVOUR OF PT BLK 16 PL 4M280, PTS 1 AND 2 PL 4R6573 AND PT BLK 17 PL 4M280, PT 3 PL 4R6573 SAVE AND EXCEPT PT 1 PL 4R13304

AS IN OC1595063 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1,2 & 3 PLAN 4R28555 AS IN OC1909585 SUBJECT TO AN EASEMENT AS IN OC2576207

- **PIN 04517-1171:** CONSOLIDATION OF VARIOUS PROPERTIES: PART OF LOT 8, CONCESSION 4, BEING PARTS 5 AND 6 ON 4R16648 AND PARTS 4, 5 AND 9 ON 4R17106. SUBJECT TO AN EASEMENT IN FAVOUR OF KANATA HYDRO-ELECTRIC COMMISSION OVER PART 6 ON 4R16648 AS IN LT1248060. TOGETHER WITH AN EASEMENT OVERPARTS 2 AND 4 ON 4R16648 AND PARTS 6, 8, 10, 11, 13 AND 15 ON 4R17106 AS IN OC155462. SUBJECT TO AN EASEMENT IN FAVOUR OF PARTS 2 AND 4 ON 4R16648 AND PARTS 6, 8, 10, 11, 13 AND 15 ON 4R17106 AS INO C155463. SUBJECT TO AN EAEMENT IN FAVOUR OF PARTS 1 AND 2 ON 4R14852 OVER PART 4 ON 4R17106 AS IN LT1242631.

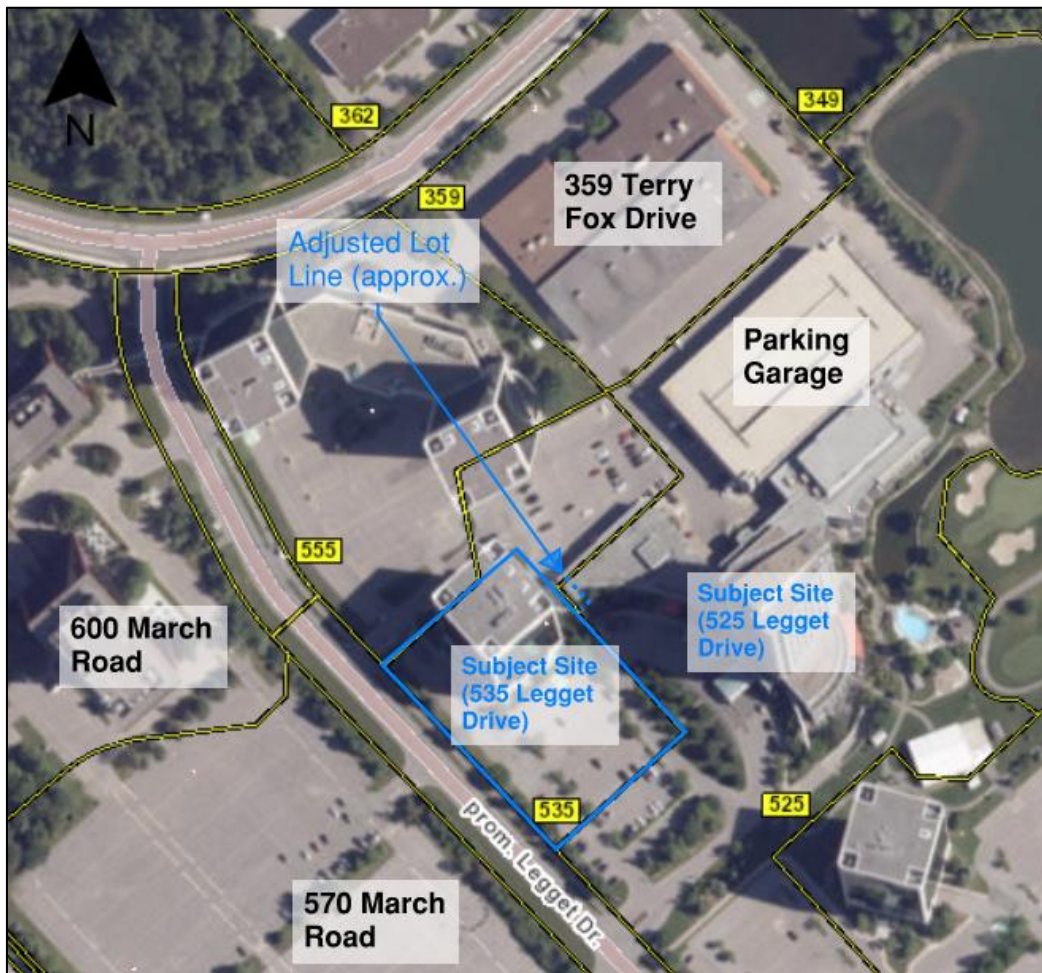


Figure 1: Context (Source: GeoOttawa, 2022)

525 Legget Drive is zoned *Business Park Industrial, Subzone 6, Urban Exception 301 (IP6[301])* and 535 Legget Drive is zoned *Mixed-Use Centre, Urban Exception 3035 (MC[3035])* in the City of Ottawa Zoning By-law 2008-250. The exception provision for 525 Legget Drive relates to site-specific performance standards for development and additional permitted land uses. The exception provisions for 535 Legget Drive remove minimum parking standards. The Subject Properties are designated *Mainstreet Corridor* and are subject to policies of the *Kanata North Economic District (KNED)* in the *City of Ottawa Official Plan*. The existing planned office uses are permitted on the Subject Properties.

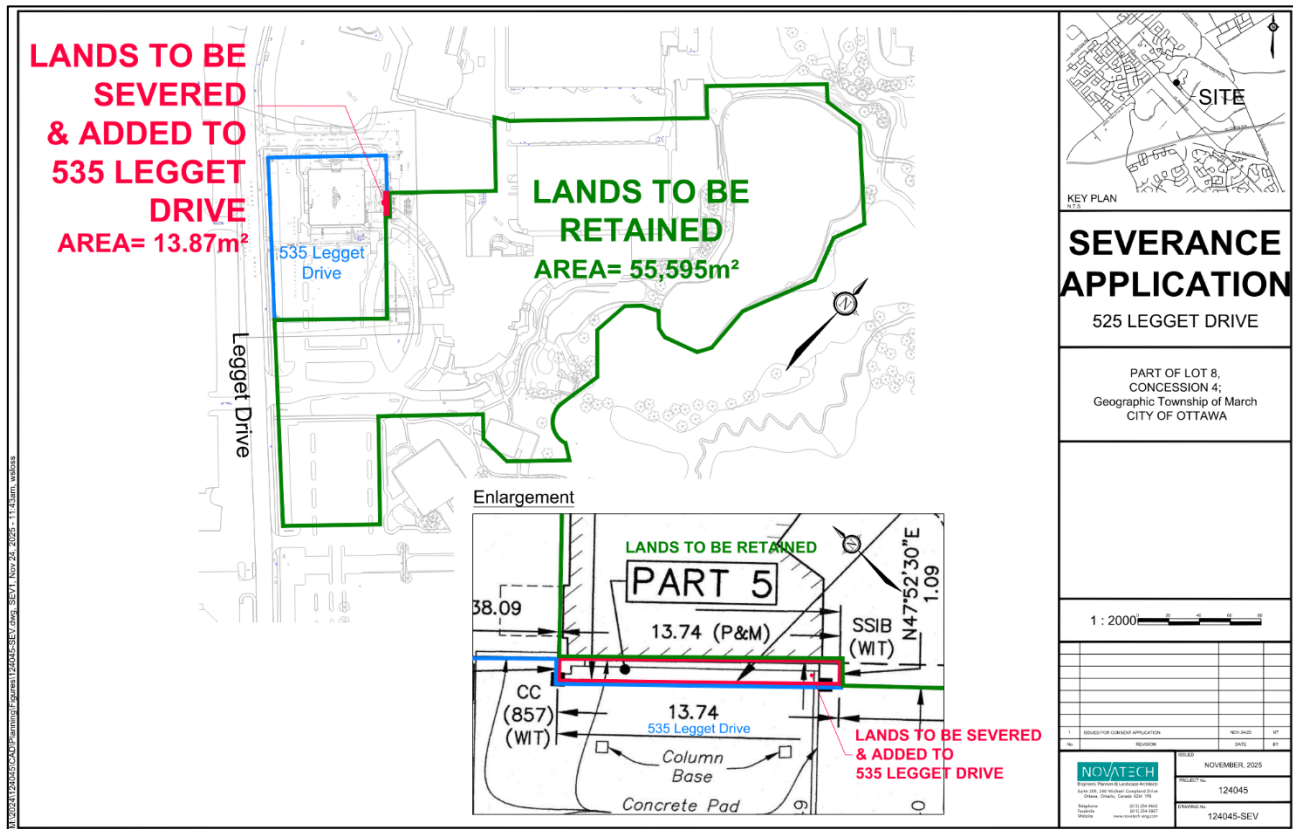


Figure 3: Excerpt from Consent Sketch prepared by Novatech dated November 2025.

As shown on Figure 3, following the completion of lot line adjustment the combined lot area for 525 Legget Drive will be approximately 55,595 square metres the combined lot area for 535 Legget Drive will be approximately 7,924 square metres. The lot frontages will not change as a result of the lot line adjustment.

The lot pattern in the community will be minimally impacted by the proposed lot line adjustment as the adjusted lots will maintain lot areas that are consistent with the existing site condition. There will be no visual impact due to the lot line adjustment.

Consent Rationale

The following rationale demonstrates the appropriateness of the consent application to facilitate the proposed conveyance.

Planning Act

Subsection 53(1) of the Planning Act states:

53(1) An owner, chargee or purchaser of land, or such owner's, chargee's or purchaser's agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 2021, c. 25, Sched. 24, s. 4 (1).

Existing services are available off Legget Drive. The proposal does not necessitate the construction of new public infrastructure, including roads and services. A plan of subdivision is not required for the proper and orderly development of the municipality.

Subsection 53(12) of the Planning Act states:

53(12) A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32.

This rationale will speak to the following criteria outlined in subsection 51(24) of the Planning Act.

51(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;

525 and 535 Legget Drive are within the urban area of the City of Ottawa. Subsequent conveyances, financing or development of the Subject Properties will have regard for the following matters of provincial interest:

- the supply, efficient use and conservation of energy and water;
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- the orderly development of safe and healthy communities;
- the adequate provision of employment opportunities;
- the appropriate location of growth and development; and
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

The purpose of this *Consent (Lot Line Adjustment)* application is to consolidate land and does not represent a development application under the *Planning Act*. The consent application supports the efficient use of land and resources. Any future development for the Subject Properties will be subject to municipal and other agency approvals where required. The consent application supports the efficient use of land and resources.

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

The proposed lot line adjustment will modify a pre-existing lot line for the purpose of conveyance on existing parcels that are located within a developed area where hard and soft services are available. No new lots are being created. The lot line adjustment application is not premature.

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

City of Ottawa Official Plan

The Subject Properties are designated *Mainstreet Corridor* and are subject to policies of the *Kanata North Economic District (KNED)* in the *City of Ottawa Official Plan*.

The purpose of this *Consent (Lot Line Adjustment)* application is to add Part 5 on the Draft Reference Plan to 535 Legget Drive from 525 Legget Drive to provide access to existing services and does not represent a development application under the *Planning Act*.

Per *Official Plan Section 11.5, Policy 8*, lot line adjustments are permitted in any designation for legal and technical reasons, including minor boundary adjustments which do not result in the creation of a new lot or render an existing lot as non-complying.

The proposed lot line adjustment does not result in the creation of a new lot, nor does this application render the retained parcel at 525 Legget Drive as non-complying.

The Subject Properties will continue to have safe access to an existing public road (Legget Drive) and do not require the extension or construction of any new transportation infrastructure.

The proposed lot line adjustment will facilitate the transfer of Part 5 from 525 Legget Drive to 535 Legget Drive. The proposed lot line adjustment conforms to policies of the *City of Ottawa Official Plan*.

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

The purpose of this *Consent (Lot Line Adjustment)* application is to add part of 525 Legget Drive to the property boundary of 535 Legget Drive and does not represent a development application under the *Planning Act*. The Subject Properties are in the *Suburban Transect* and are subject to policies of the *Kanata North Economic District (KNED)* in the *City of Ottawa Official Plan*. The existing hotel on 525 Legget Drive and the existing building on 535 Legget Drive will not be adversely impacted by the application. The lot line adjustment will not affect the ability for the existing land uses to continue.

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

Not applicable.

(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;

Not applicable.

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

525 Legget Drive is zoned *Business Park Industrial, Subzone 6, Urban Exception 301 (IP6[301])* and 535 Legget Drive is zoned *Mixed-Use Centre, Urban Exception 3035 (MC[3035])* in the City of Ottawa Zoning By-law 2008-250. The exception provision for 525 Legget Drive relates to site-specific performance standards for development and additional permitted land uses. The exception provisions for 535 Legget Drive remove minimum parking standards.

The parcel located at 525 Legget Drive complies with the minimum lot width and lot area requirements in the IP zone. At 535 Legget Drive, there are no minimum lot width or lot area requirements in the applicable MC zone. The existing parcels would fully conform with performance standards of their respective zones. The resulting lot shapes will fit into the lot fabric of the surrounding area. The proposed lot line adjustment does not result in the creation of a new lot, nor does this application render the existing lots as non-complying.

(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 new restrictions are anticipated for the lands to be consolidated as part of this *Consent (Lot Line Adjustment)* application.

(h) conservation of natural resources and flood control;

The proposed lot line adjustment has no impact on the conservation of natural resources or flood control.

(i) the adequacy of utilities and municipal services;

The Subject Properties have connections to existing utilities and municipal services. Adequate municipal services are available to service the Subject Properties.

(j) the adequacy of school sites;

Not applicable.

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

Not applicable. No land is to be dedicated or conveyed 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

Not applicable.

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. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

Not applicable.

Conclusion

The proposed lot line adjustment is required to add Part 5 as shown on the Draft Reference Plan from 525 Legget Drive to the property boundary of 535 Legget Drive to facilitate access to existing site services.

The proposed lot line adjustment complies with the relevant policies of the City of Ottawa Official Plan, in that this application does not create a new lot nor render either of the existing lots non-compliant with the City of Ottawa Zoning By-law 2008-250.

The proposed lot line adjustment does not require a plan of subdivision and meets the criteria of *Section 51(24)* of the *Planning Act*, is not premature, is a suitable and efficient use of the land and is within the public interest.

The proposed lot line adjustment on the Subject Properties located at 525 and 535 Legget Drive represents good land use planning.

In support of the application, please find enclosed the following:

- Consent Application Form (one [1] copy);
- Application Cheque (one [1] original);
- Cover Letter (one [1] copy);
- Consent Sketch (one [1] copy of 11 x 17 and one [1] 8 ½ x 11 copy);
- A Draft Reference Plan (one [1] copy of 11x17 and one [1] 8 ½x11 copy)
- Parcel Abstract (one [1] copy).

Should you have any questions regarding this submission, please do not hesitate to contact the undersigned.

Yours truly,

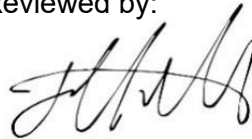
NOVATECH

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