

2025-12-01

City of Ottawa | Ville d'Ottawa
Comité de dérogation

November 26, 2025

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

Attention: Michel Bellemare, Secretary – Treasurer

**Reference: 570 & 600 March Road, Ottawa, Ontario
Application for Consent (Lot Line Adjustment)
Novatech File No.: 123043**

Novatech has been retained by Nokia Canada Inc. c/o Brocollini Real Estate (the owner) to prepare and file an application for Consent on the properties municipally known as 570 March Road and 600 March Road (the "Subject Properties"). A *Consent (Lot Line Adjustment)* application is proposed to modify the property boundary for 570 March Road by adding part of 600 March Road. The lot line addition is required to create sufficient width for a "lifestyle street" along the north property line connecting Legget Drive to March Road planned as part of a separate Site Plan application in progress for the proposed Nokia office building at 570 March Road.

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, to the west of March Road, and to the east of Legget Drive (See Figure 1).

As shown on Figure 1, the present boundaries of 570 March Road (PIN 04517-2097) comprise an interior lot with a frontage of approximately 334 metres and an area of approximately 52,703 square metres located off March Road. The present boundaries of 600 March Road (PIN 04517-2098) comprise a corner lot with a frontage of approximately 261 metres and an area of approximately 51,832 square metres located off March Road.

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

- **PIN 04517-2097:** PART LOTS 8 AND 9 CONCESSION 4 MARCH DESIGNATED AS PARTS 5 AND 7 PLAN 4R35453 SUBJECT TO AN EASEMENT OVER PART 7 PLAN 4R35453 IN FAVOUR OF PART 8 PLAN 4R35453 AS IN OC2646751 SUBJECT TO AN EASEMENT OVER PART 5 PLAN 4R35453 IN FAVOUR OF PART 8 PLAN 4R35453 AS IN OC2646751 CITY OF OTTAWA
- **PIN 04517-2098:** BLOCK 6 AND PART OF BLOCK 1 PLAN 4M642 AND PART LOTS 8 AND 9 CONCESSION 4 MARCH DESIGNATED AS PARTS 1, 2 AND 3 PLAN 4R35453 SUBJECT TO AN EASEMENT OVER PARTS 1 AND 2 PLAN 4R35453 AS IN LT645983 SUBJECT TO AN EASEMENT OVER PART 2 PLAN 4R35453 AS IN LT936988 CITY OF OTTAWA



Figure 1: Context (Source: GeoOttawa, 2022)

570 March Road is zoned *Mixed-Use Centre, Urban Exception 2854 (MC[2854])* and 600 March Road is zoned *Mixed-Use Centre, Urban Exception 2816, with a holding symbol (MC[2816]-h)* in the City of Ottawa Zoning By-law 2008-250. The exception provisions relate to site-specific performance standards for residential development and remove minimum parking space requirements for the Subject Properties. The holding symbol does not prevent a consent application for non-residential purposes. The Subject Properties are designated *Mainstreet Corridor* and is 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.

Consent Application

This application will add part of 600 March Road to 570 March Road (Parts 2 and 3) for the purpose of creating a “lifestyle street”. Parts 8 and 9 form a portion of the March Road right of way that will be conveyed to the City through a separate process.

The proposed lot line adjustment would alter the property lines to create a new property boundary between 600 March Road and 570 March Road.

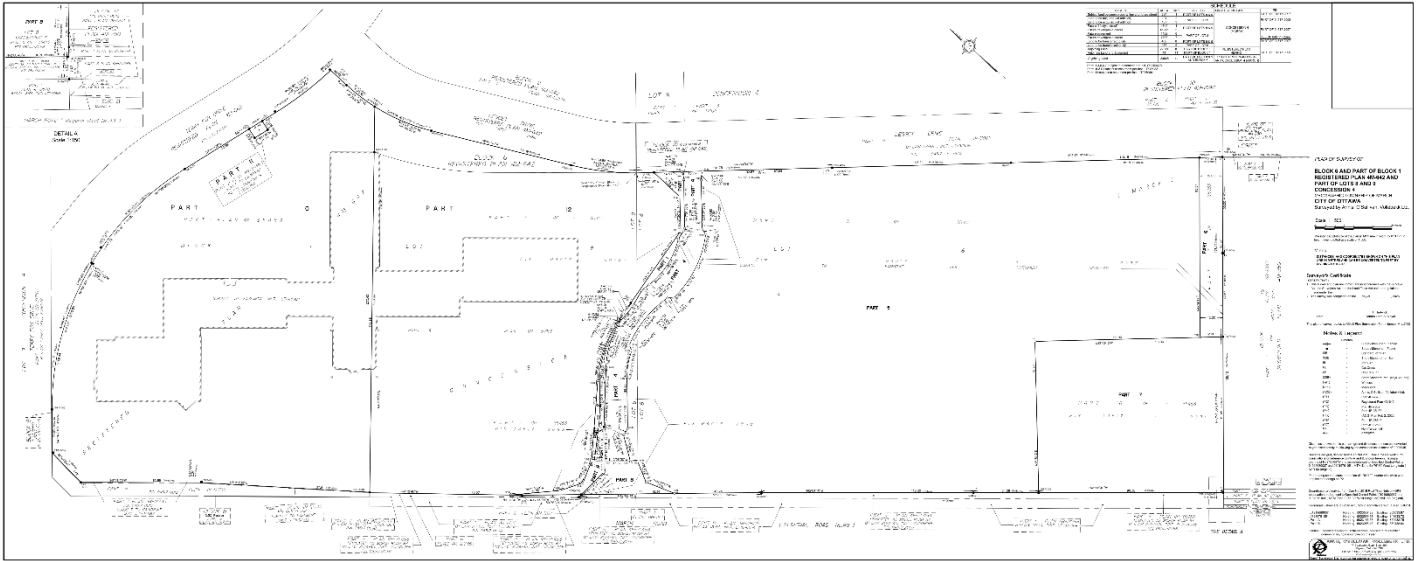


Figure 2: Excerpt of Draft Reference Plan (full version enclosed with the application)

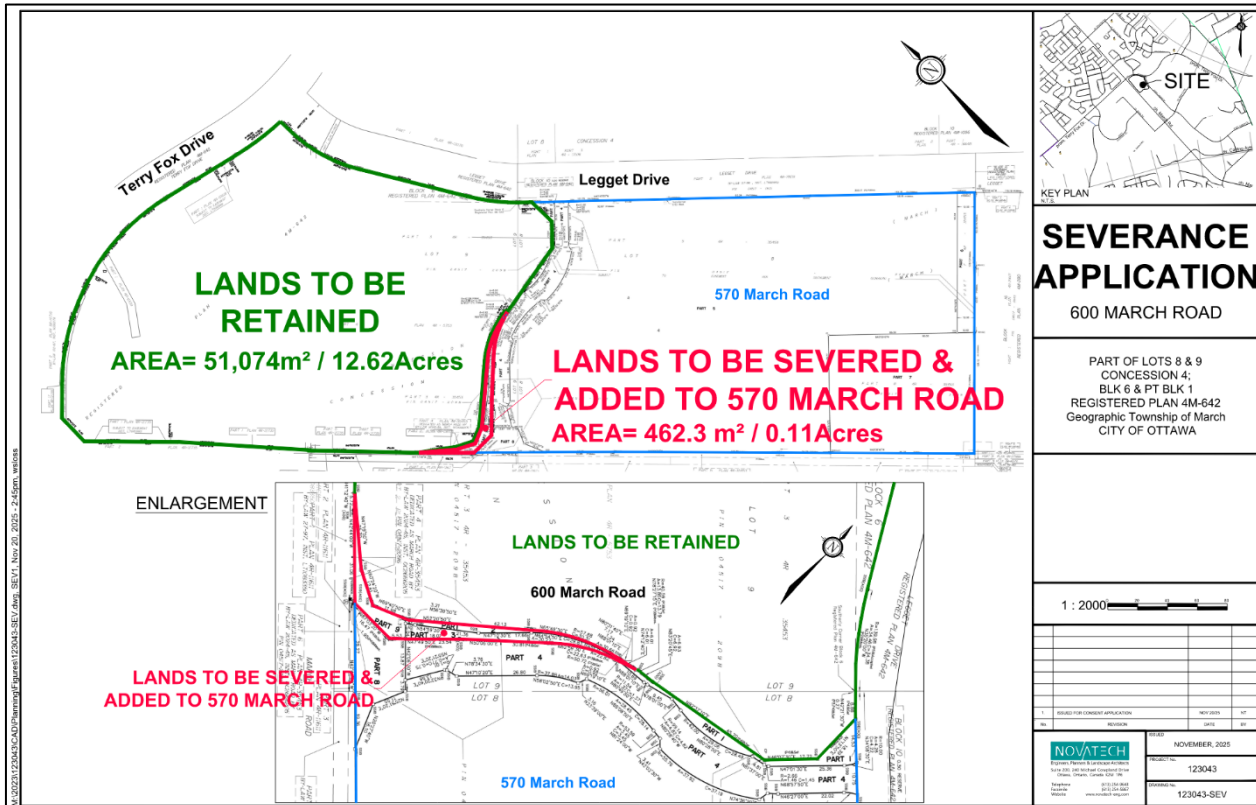


Figure 3: Excerpt from Consent Sketch prepared by Novatech dated November 2025.

As shown on Figure 3, following the completion of lot line adjustment the combined lot area for 570 March Road will be approximately 53,164 square metres with a lot frontage of 370 metres on March

Road. The combined lot area for 600 March Road will be approximately 51,074 square metres with a lot frontage of 225 metres on March Road.

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. As no site alteration is contemplated for the existing office building on 600 March Road, there will be no visual impact resulting from the proposed 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 March Road. 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;

570 and 600 March Road 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 of 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 partially 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 is 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 2 and Part 3 on the Draft Reference Plan) from 600 March Road to 570 March Road 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 parcels comprising 570 March Road comply with Zoning By-law 2008-250, as there are no minimum lot width or lot area provisions in the *Mixed-Use Centre zone*.

The parcels comprising 600 March Road comply with Zoning By-law 2008-250, as there are no minimum lot width or lot area provisions in the *Mixed-Use Centre zone*.

The proposed lot line adjustment does not result in the creation of a new lot, nor does this application render the retained parcel at 600 March Road as non-complying.

The Subject Properties will continue to have safe access to an existing public road (March Road) and do not require the extension or opening of any transportation infrastructure.

The proposed lot line adjustment will facilitate the creation of a “lifestyle street” along the north property line connecting Legget Drive to March Road. The proposed lot line adjustment conforms to policies of the Kanata North Economic District (KNED) in 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 600 March Road to the property boundary of 570 March Road and does not represent a development application under the Planning Act. 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 office on 600 March Road is a permitted land use. The lot line adjustment will not affect the ability for the existing land use 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;

570 March Road is zoned *Mixed-Use Centre, Urban Exception 2854 (MC[2854])* and 600 March Road is zoned *Mixed-Use Centre, Urban Exception 2816, with a holding symbol (MC[2816]-h)* in the City of Ottawa Zoning By-law 2008-250. The exception provisions relate to site-specific performance standards for residential development and remove minimum parking space requirements for the Subject Properties. The holding symbol does not prevent a consent application for non-residential purposes.

There are no minimum lot width or lot area requirements in the MC zones. The existing parcels would conform to the performance standards of their respective zoning. 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.

(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 facilitate development of a "lifestyle street" by adding part of 600 March Road to the property boundary of 570 March Road.

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 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 570 and 600 March Road 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 copy of 11x17 and one 8 ½x11)
- 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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