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Ottawa General Contractors

OGC LTD
1886 Merivale Road, Ottawa, ON
www.ottawageneralcontractors.com

November 03, 2025

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

Attention: Secretary Treasurer & Committee Members

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-11-03

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Application for consent to sever lands at 1258 Cousineau Street, Orleans, Ontario

Part of Lot 2 and 3, Registered Plan No.10
City of Ottawa, Ward 2, Orleans, West-Innes
Zoning R2N (Bylaw 2008-250)

Purpose of Application

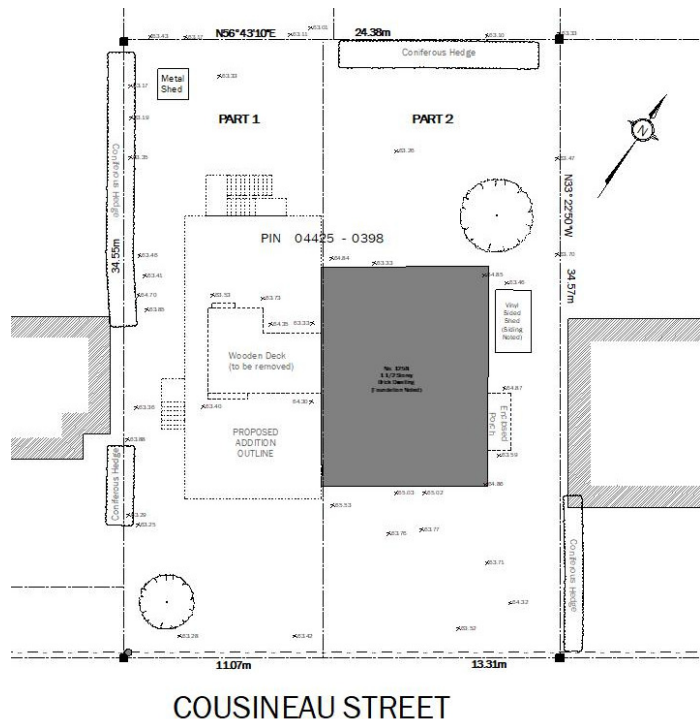
This application has been prepared to obtain consent to sever the property located at 1258 Cousineau Street, in order to create two separate land parcels for each unit of a semi-detached dwelling.

Consent Request

Please refer to submitted draft R-Plan prepared by Monument-Urso Surveying Ltd for the following proposed parcels:

PLAN OF SURVEY OF
PART OF LOT 2 AND 3
(NORTH CHARLES STREET LOTS)
REGISTERED PLAN No. 10
FORMERLY IN THE CITY OF GLOUCESTER
NOW IN THE
CITY OF OTTAWA
MONUMENT-URSO SURVEYING LTD.

Part Number	Frontage	Lot Depth	Lot Area
Part 1	11.07m	30.62m	383m ²
Part 2	13.31m	30.61m	460m ²



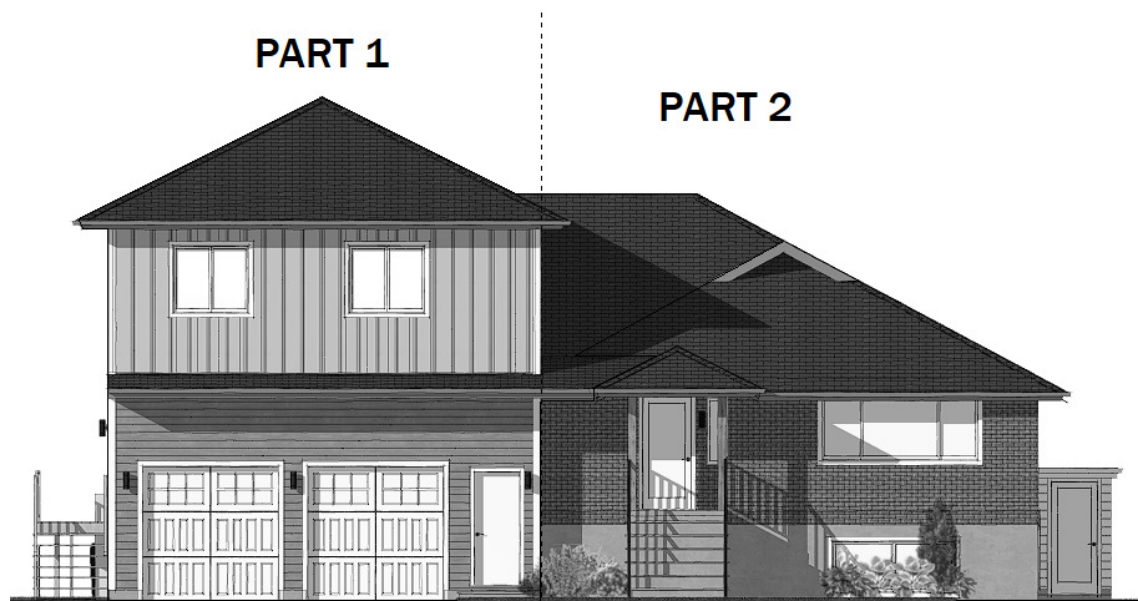


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Existing Condition and Proposed Addition

The retained parcel, identified as Part 2, currently contains a one-storey dwelling which will remain and undergo renovations. The proposed development includes an interior side yard addition to create a new semi-detached dwelling. The proposed severance line will follow the demising party wall separating the two dwellings.



Neighborhood Character

The subject site is located in Ward 2 – Orleans West-Innes which the majority of residential lots in the area of the subject site are zoned Residential – Second Density. The zoning by-law 2008-250 (as amended) supports the construction of semi-detached dwellings up to 2 stories in height within the R2 zones.



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3D zoning interactive map – By-Law 2008-250.

Tree Protection

The City tree protection By-law 2020-340 came into effect for efforts to strategically maintain and grow Ottawa's urban forests. The protection of trees is key to realizing the objectives and principles of Ottawa's Urban Forest Management Plan and Ottawa's tree canopy cover goals and tree policies outlined in the City's Official Plan.

As part of this application for consent to sever, an arborist report has been prepared in accordance to schedule E – Tree Conservation Report Guidelines. Please refer to provided report prepared by The IFS Group.



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Planning Act

Under the provincial planning act, R.S.O 1990, Subsection 53(1) states the following:

(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).

Following the City of Ottawa Site Plan Control by-law 2014-256, a plan of subdivision is not required for the proposed consent application which will consist of the creation of (1) new semi-detached dwelling with its own separate services.

Subsection 53(12) of the provincial planning act states:

(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.

The proposed consent application is in alignment with Subsection 51 (24) which states the following:

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*
- 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;*
- (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;*



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- 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*

Conclusion

Considering the points outlined above, we are of the opinion that the proposed consent application is appropriate, serves the public interest, aligns with the Official Plan's goals for intensification, and can be adequately supported from both a servicing and social services perspective. We therefore respectfully request that this application be given full consideration and approved.

Yours truly,



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