

James Anderson, on behalf of Astrid E. Anderson
8 Smugglers Court
Ottawa, ON K2H 7Y7

October 20, 2025

Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

6 Smugglers Court – Rationale

City Staff and Members of the Committee of Adjustment,

I am writing to submit a severance application for the property located at 6 Smugglers Court (formerly Sellers Court) in Nepean (Ottawa). The purpose of this application is to sever sections of the subject property to officially conform to how the property at 6 Smugglers Court has been used for over 50 years. The lot will remain for residential use. No changes are planned to 6 Smugglers Court.

Subject Property: 6 Smugglers Court: Lot: 75, Plan: 564018, P.I.N.: 04643 - 0048

Adjacent Property: 8 Smugglers Court: Lot: 76, Plan: 564018, P.I.N.: 04643 – 0047



As the owner of the property in question, we are filing this severance application.

The following sections describe the existing conditions of the site, the proposed severances and the rationale in support of the application.

Section 1 - Existing Conditions

The subject property is located within the Nepean Ward of the City of Ottawa on Smugglers Court near Sellers Way and Parkland Crescent.

The legal description of the lot is:

6 Smugglers Court: Lot: 75, Plan: 564018, P.I.N.: 04643 - 0048

There are currently no structures on 6 Smugglers Court. The lot is located on a court and is irregular.

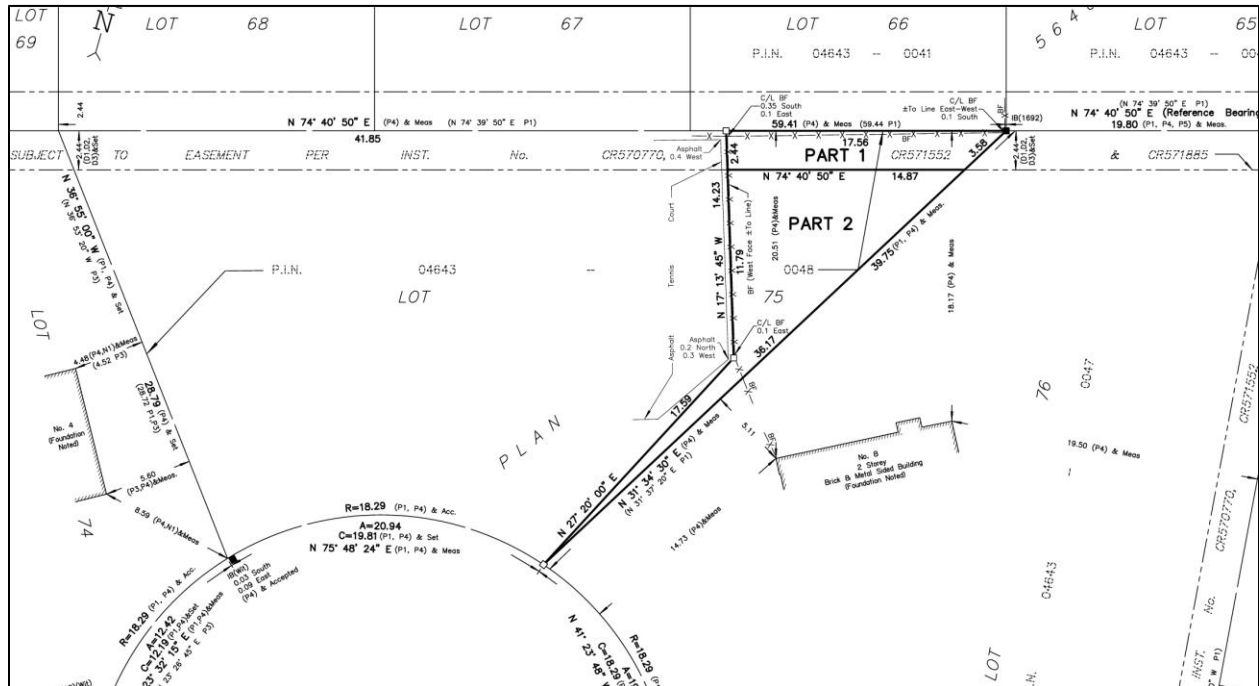
Section 2 - Severance

The property is shown as Lot 75 on the draft reference plan below. Parts 1, 2 are to be severed from Lot 75 and conveyed to Lot 76 on the draft reference plan filed with the applications, and:

Below is a table summarizing the proposed changes.

Part	Lot	Plan	PIN	Area (m²)
1	Part of 75	564018	PART OF 04643 - 0048	39.7
2				110.8

Below is an excerpt from the draft R-plan showing the proposed lot changes.



The newly created parcels will be in full conformity with the requirements of the Zoning By-law.

Supporting Rationale

A summary of criteria demonstrating compliance with policy requirements of Section 51(24) of the Planning Act are as follows:

1. Conformity with the Official Plan

The proposed severance aligns with the City of Ottawa Official Plan (OP), which encourages intensification within the urban boundary in areas with access to existing services. The subject property is designated Neighbourhood, where a mix of residential uses is permitted. The proposal supports the Official Plan's objectives by maintaining efficient land use while maintaining compatibility with the surrounding neighborhood.

2. Suitability of the Land for the Intended Use

Lot 75 is large enough to have these two parcels severed while maintaining appropriate lot sizes frontages, and depths. The severed parcels will be added to Lot 76 and remain part of the residential usage, which is compatible with the surrounding area.

Additionally, the property on Lot 75 has existing municipal services (water, sewer, and road access) available to it that can adequately support the residential lot without requiring infrastructure upgrades. There is no change planned to the existing grading and drainage which currently does not have any negative impacts on neighboring properties.

3. Public Interest

The proposed severance does not negatively impact existing traffic flow, pedestrian safety, or emergency vehicle access, as the proposed changes are not part of an existing public road.

4. Compliance with Zoning and Other Regulations

The severed and retained lot portions still conform to the R1F (Residential First) Zone under the City of Ottawa Zoning By-law. There is no change to the frontage of the lot.

Section 51(24) of the Planning Act

Below is a checklist for compliance with tests a) through m) of Section 51(24) of the Planning Act:

a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2; the proposed development does not offend matters of provincial interest as referred to in section 2.

b) whether the proposed subdivision is premature or in the public interest; The proposed subdivision represents orderly development of a lot that has access to a public street and is in the public interest of more housing supply.

c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any; The proposed severance does not change the potential use of the property. The subject property is designated Neighbourhood. The proposal supports the OP's objectives by promoting efficient land use while maintaining compatibility with the surrounding neighborhood.

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

The subject land is designated for residential purposes and is suitable for such.

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

N/A.

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;

With the proposed severance there are no changes to the current grade of the property in question.

f) the dimensions and shapes of the proposed lots;

The dimensions and shapes of the proposed lot is consistent to sizes of existing lots on the plan of the existing subdivision in the City. There is no change to the frontage of the lot on the court.

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 known restrictions.

h) conservation of natural resources and flood control;

With the proposed severance there are no changes to the current grade of the property in question. Existing stormwater management controls will remain in place.

i) the adequacy of utilities and municipal services;

Full municipal services and utilities are available at the lot line of the property.

j) the adequacy of school sites;

As this is an established neighbourhood, local school systems are deemed to be adequate.

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

N/A.

l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The proposal does not change any use of the existing energy infrastructure within the right of way, present in Part 1 of the severance.

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.

N/A.

Section 3 – Conclusion

The proposed severance supports the City of Ottawa's strategic planning goals by promoting efficient land use and while ensuring compatibility with the surrounding area. The application for severance is consistent with the policy requirements of Section 51(24) of the Planning Act. The severance application represents good land use planning.

Thank you for considering this application. Should you require any additional information or have questions, I would be pleased to provide clarification or attend a meeting to discuss the application in further detail.

In support of the application for severance, please find enclosed the following documents:

- Consent Applications
- Tree information report
- Draft Reference Plan
- Parcel Register

Sincerely,

James Anderson