

This document is presented in the language it was provided.  
Ce document est présenté dans la langue dans laquelle il a été fourni.

**Muhanad Joudeh,**  
509-2647 Alta Vista Drive, Ottawa, ON  
K1V7T5  
[muhanad@altira.ca](mailto:muhanad@altira.ca)  
(613) 697-6974

**Committee of Adjustment**  
Application of Consent  
City of Ottawa  
101 Centerpointe Drive

**Property in Question:**  
1385 McMahan Avenue  
Ottawa ON,  
K1T 1C2

**Legal Address:**  
PIN: 04338-0147  
1385 McMahan Avenue  
Lot 8, Concession 3 (Rideau Front),

RE: Application of Consent for severance.

Dear Committee Members,

The intent of this Consent Application is to sever 1385 McMahan Avenue.  
There would be no minor variances required in this proposed application. Each lot will have a single family dwelling.

As per the draft 4R reference plan below, the proposed properties will have 2 lots. Parts 1 and Part 2 will be a single family dwelling on each lot. Part 1 has an existing dwelling which will remain and Lot 2 is currently vacant. No changes are proposed to the existing dwelling on Part 1.

**Committee of Adjustment**  
Received | Reçu le

**2025-12-30**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

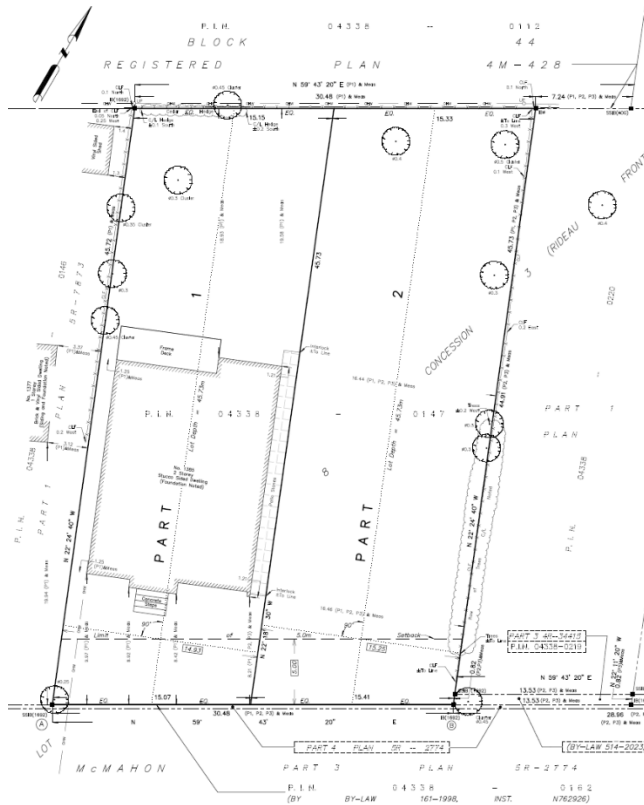


Figure 1- Reference Plan

The current building structures on McMahon Avenue are typically single-family dwellings under zoning R1WW.

The table below provides a summary of the applicable zoning provisions, as detailed in Zoning By-law 2008-250, and how the proposed development meets all these provisions.

LOT INFORMATION (EXISTING ZONING):		
LOT ZONING: R1WW		
CONDITION	ZONING REQUIREMENT	PROPOSED
LOT WIDTH	9.00 m MIN.	15.41 m
LOT DEPTH	N/A	N/A
LOT AREA	450.00 m <sup>2</sup>	696.3 m <sup>2</sup>
BUILDING HEIGHT	8.50 m MAX	7.90 m
FRONT SETBACK	5.00 m	6.00 m
CORNER YARD SETBACK	N/A	N/A
REAR SETBACK	7.50 m	8.55 m
INTERIOR SETBACK	1.2 m MIN.	1.22 m

The proposed Consents conform to the performance standards of the Zoning By-law pertaining to single family dwellings within the R1WW zone. As no zoning relief is being sought, future development will have to conform to the as-of-right provisions of the Zoning By-law.

## **Consent Rationale:**

The *Planning Act* is provincial legislation that empowers municipalities to engage in land use planning activities in Ontario. Sections 53(1), 53(12), and 51(24) of the *Planning Act* establish the criteria for the severance of land. As the proposal is comprised of lots with direct frontage onto an existing roadway with infrastructure in place, a plan of subdivision is not required for the orderly development of the lands. The proposed severance meets the criteria established in Section 51(24) of the *Planning Act* as follows:

- a) The effect of development of the proposed subdivision on matters of provincial interest;

**The proposed Consent application has regard for matters of provincial interest found in Section 2 of the Planning Act. They are consistent with the policies of the Provincial Policy Statement (2024) by providing for one (1) additional lot within the urban area that will efficiently use the land, existing infrastructure, and public service facilities.**

- b) Whether the proposed subdivision is premature or in the public interest;

**The proposed Consent Application allows for one additional lot within the urban area where municipal servicing is available. The severed and retained parcels will be used for purposes established in the Official Plan and Zoning By-law, and the Consent contributes to the housing and intensification goals of the City of Ottawa and the Government of Ontario. The application is therefore not premature and is of the public interest.**

- c) Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;

**The proposed Consent Application conform with the policies of the City of Ottawa Official Plan (2022) which support intensification within the applicable Neighbourhood designation and within the Outer Urban Transect. The proposed severed and retained lot areas and frontages are consistent with the lot fabric of the surrounding area and can be individually serviced.**

**The Official Plan promotes concentrated growth in a pattern and density that supports transit, cycling, and walking. The development will complement an existing mixed-use community and support growth within the urban boundary where existing infrastructure is available.**

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

**The Consent application proposes the consolidation of one (1) existing lots and concurrent severance to create a total of two (2) lots for future residential development on Part 2.**

**The existing Residential 1, Subzone WW (R1WW) zoning and Neighbourhood Designation in the Official Plan permit a residential use on the site. The proposed development takes place in an established neighbourhood with supportive infrastructure.**

- e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them;

**McMahon Avenue, the abutting roadway, is publicly maintained and connected to the larger urban road network of the City of Ottawa. The severed and retained lots will have frontage onto McMahon Avenue.**

f) The dimensions and shapes of the proposed lots;

**The proposed lot sizes and shapes are rectangular in nature and consistent with the lot fabric in the surrounding area. The lots are intended to accommodate a single family dwelling and shall be appropriately sized to meet the setback and lot coverage provisions of the Zoning By-law.**

g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the building and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

**The subject property is not currently subject to any known easements or restrictive covenants that would obstruct the proposed severances.**

h) Conservation of natural resources and flood control;

**The subject site is not located in a sensitive ecological area or in a floodplain. No adverse impacts are anticipated on natural resources and flood control.**

i) The adequacy of utilities and municipal services;

**Existing Municipal services, including water mains and sanitary services, will independently service the severed and retained lots.**

j) The adequacy of school sites;

**The subject site is within proximity to existing public school sites.**

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

**No land is proposed to be dedicated to the City.**

**The proposed applications for Consent satisfy the criteria in Section 51(24) of the Planning Act.**

Summary:

The application of consent for severance is requested to support the development of this land. All Zoning requirements of this application are met. The proposed buildings fit in with the streetscape of this neighbourhood and serve to help better the neighbourhood towards the cities goals by way of the Official Plan.

Thanks for your consideration; if you wish to have additional information, please contact me at your earliest convenience.

Best Regards,



Muhanad Joudeh