

**PAQUETTE PLANNING ASSOCIATES LTD.**  
URBAN PLANNING AND LAND DEVELOPMENT CONSULTANTS

December 9, 2025

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



Attention: Mr. Michel Bellemare

**RE: Consent Application  
116 Meadowlands Drive**

Dear Mr. Bellemare:

Further to our recent conversation with Emily Byers and Panel 2 Committee of Adjustment planner Elizabeth King, please find enclosed the following items in support of our consent application in connection with the above referenced property:

- 1) one completed application form;
- 2) one full size and one reduction of Draft Plan of Survey of Part of Lot 32 Concession 1, Geographic Township of Nepean City of Ottawa;
- 3) Parcel Abstract Page;
- 4) Tree Information Report dated December 3, 2025 prepared by Integrated Forestry Services Inc.;
- 5) Solicitor's Certificate re Section 53(42.1) (a), Planning Act;
- 6) Cheque payable to the City of Ottawa in the amount of \$4,196 which is \$3,926.00 for the severance application and \$270.00 for the retained parcel certificate.

Address: 56 Hutchison Avenue, Ottawa, Ontario K1Y 4A3  
Phone: 613-722-7217  
Email: [paquetteplanning@sympatico.ca](mailto:paquetteplanning@sympatico.ca)

## Location

The subject property, known as 116 Meadowlands Drive which is located in the Cityview-Meadowlands neighbourhood just south of Algonquin College. See Figure 1.

**Figure 1: Subject Property Location** ☆

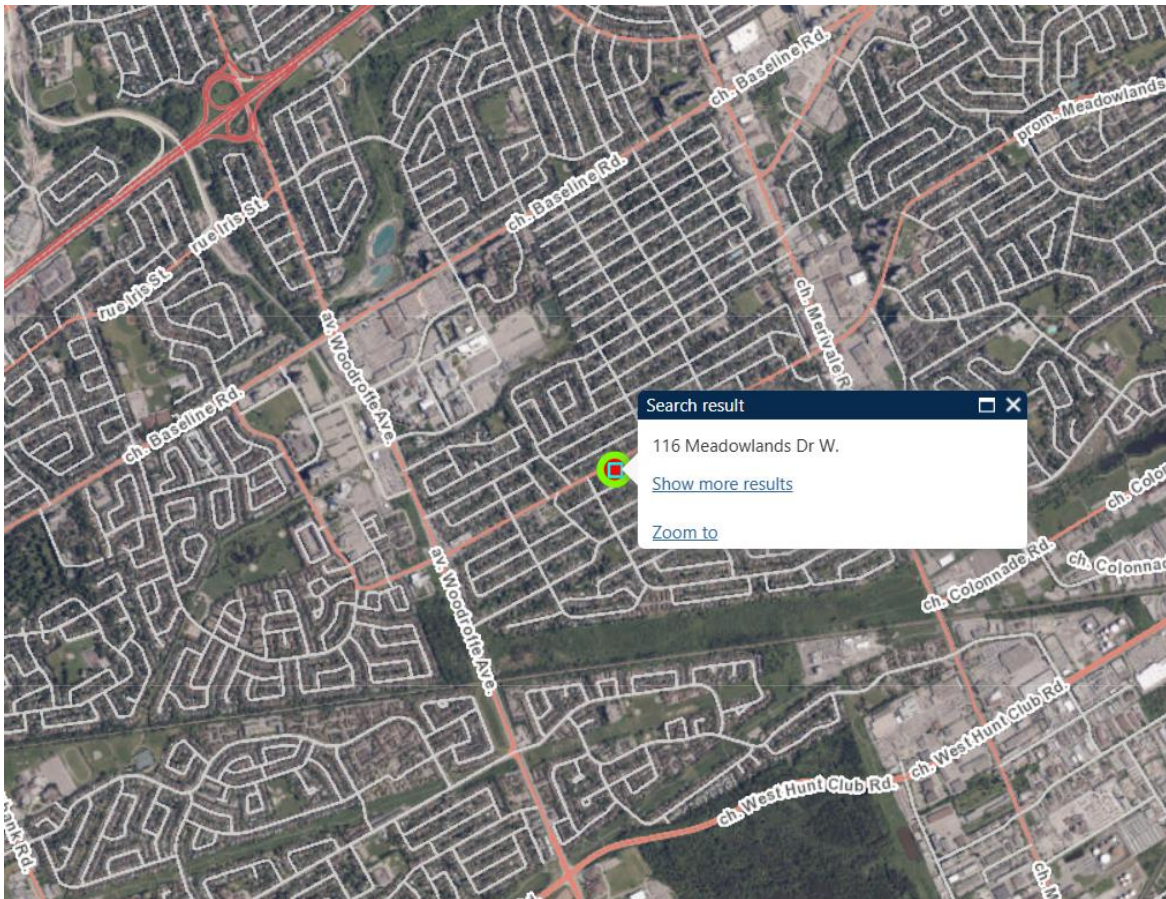
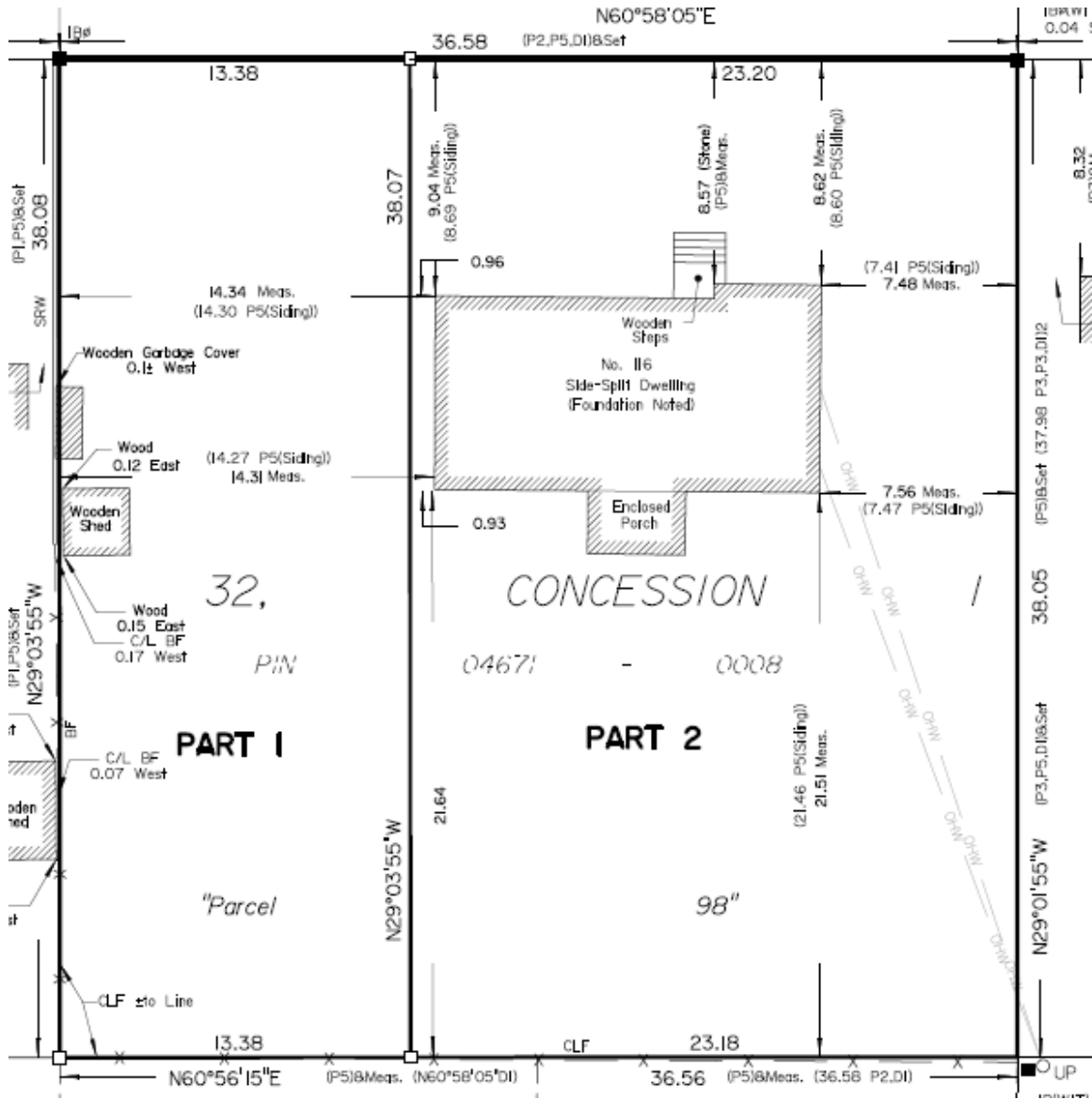




Figure 2b: Draft Reference Plan Detail

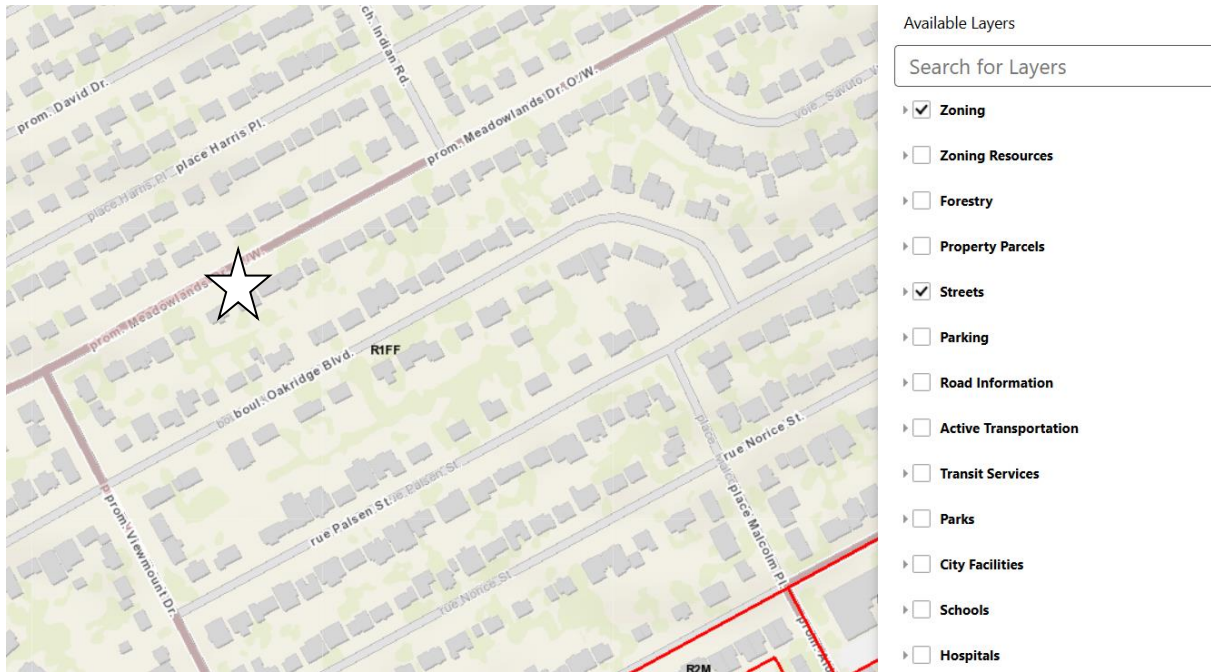


## Planning Documents

According to the **City of Ottawa Official Plan**, the subject property is located in the Outer Urban Transect per Schedule A and is designated Neighbourhood.

According to **City of Ottawa Zoning Bylaw 2008-250**, The subject property is zoned R1FF as shown on Figure 3 which is an excerpt from Zoning Bylaw 2008-250.

**Figure 3: Zoning Bylaw 2008-250**



The applicable zoning standards are listed in Table 156A shown below.

**TABLE 156A – R1 SUBZONE PROVISIONS**

(By-law 2009-164) (OMB Order File N<sup>o</sup>. PL150797, issued July 25, 2016 - By-law 2015-228) (By-law 2020-288) (By-law 2021-111)(By-law 2022-103)

I Sub-Zone	II Minimum Lot Width (m)	III Minimum Lot Area (m <sup>2</sup> )	IV Maximum Building Height (m)	V Minimum Front Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Interior Side Yard Setback (m)	IX Maximum Lot Coverage (And Other Provisions)	X End Notes (see Table 156B)
FF <sup>8</sup>	19.5	600	8.5	6 <sup>13</sup>	4.5	varies <sup>7</sup>	total is 2.1 with one yard, no less than 0.9 <sup>6</sup>	45%	4,5,6,13

Table 156A of Zoning Bylaw 2008-250 specifies the applicable zoning standards for the proposed lot to be created: 600 sq. m. minimum lot area, 19.5 m minimum lot width. Notwithstanding the above, the approved minor variance per file number D08-02-11/A-00025 ( May 13, 2011) granted the following relief:

- A) To permit a reduced lot width of 13.37 meters for the new parcel, whereas the By-law requires a minimum lot width of 19 meters; and
- B) To permit a reduced lot area of 509.2 sq. meters whereas the By-law requires a minimum lot area of 600 sq. meters.

The proposed Draft Reference Plan provides for the following on the new lot known as part 2:

- A lot width of 13.38 m whereas the variance per above permits a width of 13. 37 meters
- A lot area of 509.4 sq. meters whereas the variance requires a minimum lot area of 509.2 square meters

### **Compliance**

#### Planning Act

The proposed severance appears to be consistent with the criteria outlined in Section 51(24) of the Planning Act as referred to in Section 53(12).

#### Official Plan


The Neighbourhood designation permits the residential use of the land as proposed.

#### Zoning Bylaw 2008-250

The proposed severance is intended to be fully compliant with Bylaw 2008-250 and the May 13, 2011 Minor Variance referred to in this letter

I trust this submission is complete. Please call me at (613) 722-7217 should you have any questions.

Yours truly,  
**Paquette Planning Associates Ltd.**



Daniel Paquette, MCIP, RPP  
President

CC: Mr. S. Raju Gorinta