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FILE NO: 58064-1002

**BY EMAIL AND COURIER**

March 2, 2026

**Committee of Adjustment**  
City of Ottawa  
4<sup>th</sup> Floor, 101 Centrepointe Drive  
Ottawa, ON K2G 5K7  
Attn: Michel Bellemare, Secretary-Treasurer

**Committee of Adjustment**  
Received | Reçu le

**2026-03-03**

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

Dear Mr. Bellemare:

**Re: Application for consent to create new lot and access easement – 1929 Queensdale Avenue, Ottawa, ON**

We are the solicitors for 13237591 Canada Inc. (the “**Applicant**”), the registered owner of 1929 Queensdale Avenue (PIN 04342-0190 (LT)) (the “**Subject Property**”), for the purpose of submitting one primary consent application to create one new lot and an access easement in favour of the retained lands. A certificate for the retained lands (Part 1) is also requested from the Committee.

As illustrated in Figure 3 below, the Subject Property is delineated such that it will be severed into approximately two equal parts. The existing dwelling will be retained while the existing detached garage will be removed to facilitate the future development on the severed lands. The intended use for both parcels remains residential.

The application seeks the Committee’s consent to establish one new lot and an easement under Section 53(1) of the *Planning Act* and to be exempt from Subsection 50(3).

**Background**

The Subject Property is municipally known as 1929 Queensdale Avenue, Ottawa, ON and is legally described on PIN 04342-0190 (LT) as:

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Kingston Office

510 – 366 King Street, Kingston ON K7K 6Y3  
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The Subject Property is located in Ward 10 (Gloucester-Southgate), in the neighbourhood of Blossom Park – Timbermill. The Subject Property is serviced by municipal water and wastewater systems and contains an existing residential dwelling.

**Application**

The Applicant has owned the Subject Property since November 14, 2025, and would like to sever it into two equal parcels to facilitate future residential development on the severed lands.

**Draft Reference Plan**

The Subject Property is shown on Plan 4R-XXXX enclosed, with Part 1 being the retained lands and Parts 2 and 3 being the severed lands.

The retained lands (Part 1) will have 14.76 m of frontage on Queensdale Avenue and a lot area of 450.9 m<sup>2</sup>. Similarly, the severed lands (Parts 2 and 3) will have 14.76 m of frontage on Queensdale Avenue and a lot area of 450.8 m<sup>2</sup>.

The Subject Property is located in Area C of Schedule 1A of the Zoning By-law and one parking space is required for the existing detached dwelling. An easement is sought over Part 2 in favour of Part 1 to provide access to parking in the rear yard.

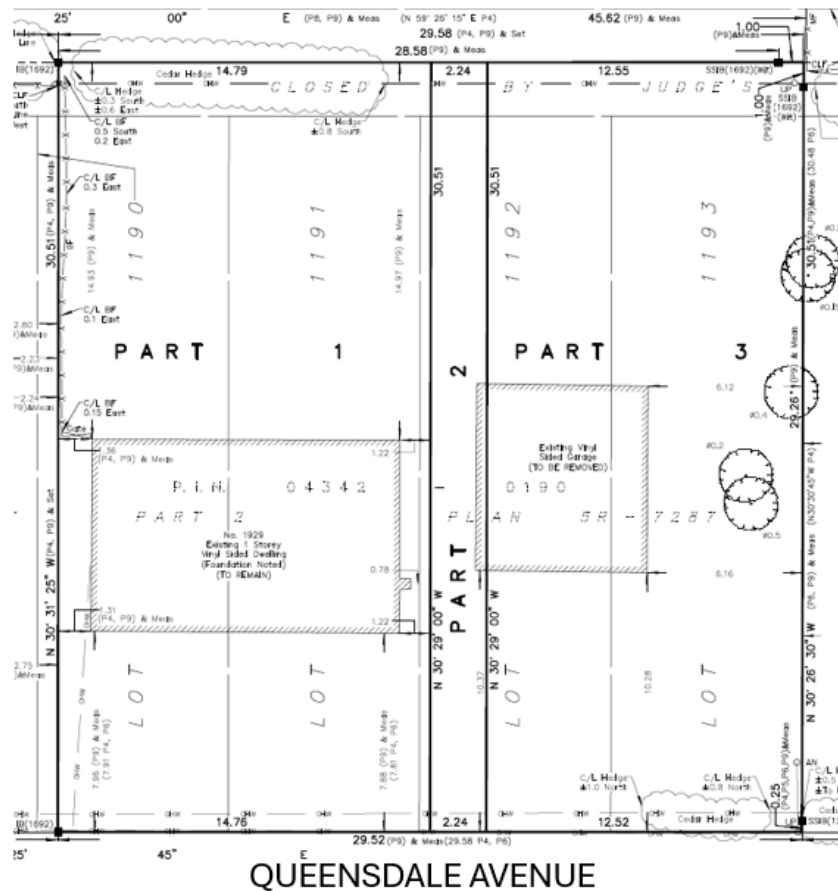


Figure 3: Draft Plan 4R-XXXX

**Certificate for Retained Lands**

A Certificate of Official for the Retained Lands (Part 1 on Plan 4R-XXXX) is requested from the Committee. We have reviewed the PINs of the adjoining lands of the Subject Property, being:

PIN	LEGAL DESCRIPTION	OWNER
04342-0138 (LT)	PCL 1168-1, SEC 326; LTS 1168, 1169, 1170, 1171, 1172 & 1173, S/S CENTRAL BLVD, T/W A STRIP OF LAND 7 FT IN WIDTH AT THE REAR OF EACH OF THE SAID LTS (BEING PT OF A LANEWAY CLOSED BY JUDGE'S ORDER), PL 326 ; OTTAWA/GLOUCESTER	Eric William Wilson and Suzanne Celine Wilson
04342-0189 (LT)	LT 1188 PL 326 GLOUCESTER; LT 1189 PL 326 GLOUCESTER; PT LT 1190 PL 326 GLOUCESTER; PT LANE PL 326 GLOUCESTER CLOSED BY GL52533, PT 1, 5R7287; GLOUCESTER	Gebreselassie Kidanemariam
04342-0243 (LT)	PT QUEENSDALE AVE PL 326 GLOUCESTER; PT LT 9 CON 4RF GLOUCESTER AS IN GL52112; PT LT 9 CON 4RF BEING A 16 FT FORCED WIDENING N OF PL 823; BEING QUEENSDALE AVE BTN BANK ST & CONROY RD; GLOUCESTER	The Corporation of the City of Gloucester
04342-0589 (LT)	LOT 1174 AND PART LOT 1175 AND PART OF THE LANE (CLOSED BY JUDGES ORDER GL52533), PLAN 326, PARTS 1 AND 2, PLAN 4R-30126; SUBJECT TO AN EASEMENT OVER PART 2, PLAN 4R-30126 AS IN OC1881448; CITY OF OTTAWA	Rodney Evely and Sharyl Chase-Evely
04342-0594 (LT)	LOTS 1194, 1195, 1196, 1197, PART LOT 1198 & PART LANE PLAN 326, CLOSED BY GL52533, GLOUCESTER PART 1 4R26613; CITY OF OTTAWA	Werner Zimmerman

**We confirm that there is no land abutting the Subject Property that is owned by the Owners of the Subject Property other than lands that could be conveyed without contravening Section 50 of the *Planning Act*.** Enclosed are the Parcel Registers for the abutting properties which demonstrate that the Applicant does not own any lands abutting the Subject Property.

In accordance with Section 53(42.1) of the *Planning Act*, the Owners are entitled to a certificate for the retained lands resulting from the consent. The registerable legal description of the retained lands will be as follows:

ALL OF LOT 1191 PLAN 326  
PART OF LOTS 1190 & 1192 PLAN 326  
AND PART OF LANE (AS CLOSED BY JUDGE'S ORDER INST GL52533)  
DESIGNATED AS PART 1 ON PLAN 4R-XXXX

**City of Ottawa Policy Documents**

**Official Plan**

The Subject Property is designated “Neighbourhood” within the Outer Urban Transect of the Official Plan as shown on Schedule B3 of the City of Ottawa Official Plan (see Figure 4 below). In accordance with Section 6.3 of the Official Plan, the goals of the policies applicable to the Neighbourhood designation are to:

- 1) define neighbourhoods and set the stage for their function and change over the life of this Plan;
- 2) guide the evolution of neighbourhoods based on their context, location, age, maturity and needs, generally towards the model of 15-minute neighbourhoods; and
- 3) ensure that neighbourhoods form the cornerstone of liveability in Ottawa.

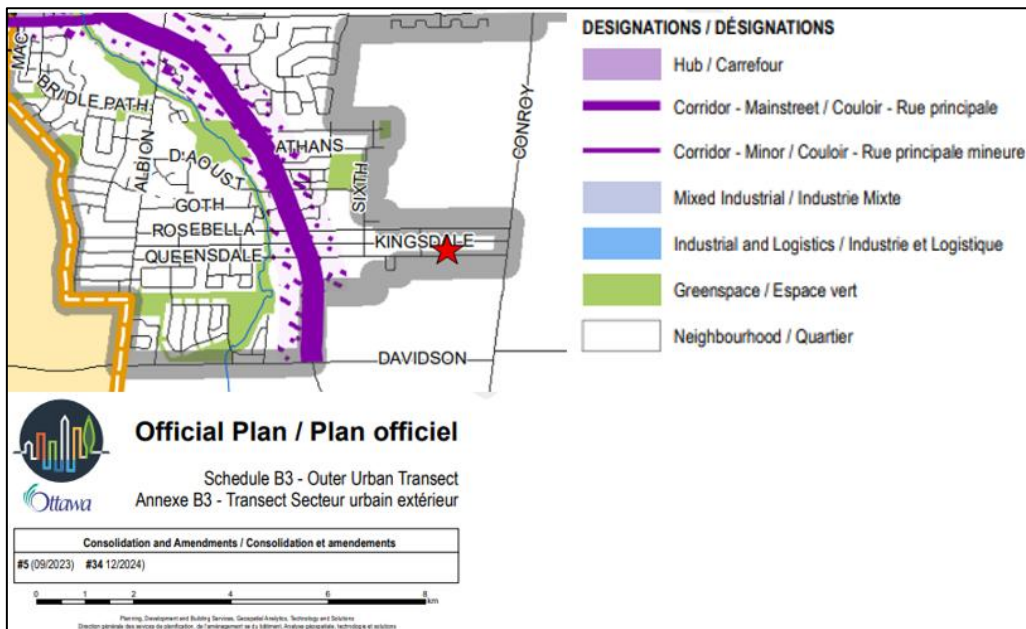


Figure 4: Excerpt from Official Plan Schedule B3

**City of Ottawa Comprehensive Zoning By-law No. 2008-250**

The Subject Property is zoned R1WW – Residential First Density Zone, Subzone WW, as shown in Figure 5 below:

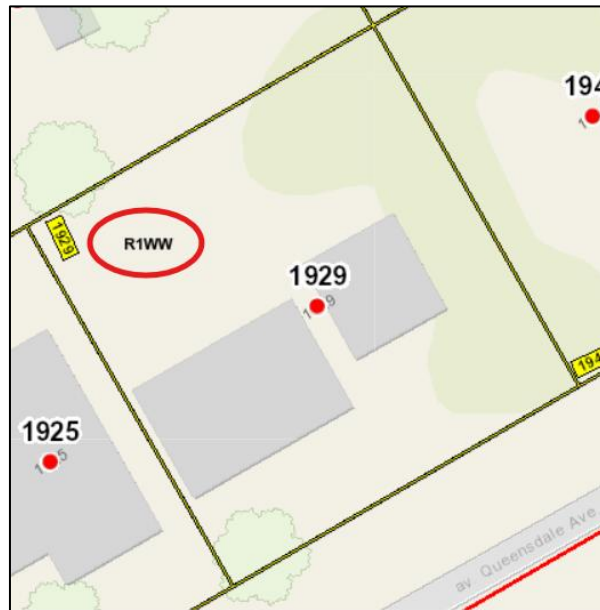


Figure 5: Excerpt from Official Plan Schedule B3

The purpose of the R1 Zone is to:

- (1) restrict the building form to detached dwellings in areas designated as General Urban Area in the Official Plan;
- (2) allow a number of other residential uses to provide additional housing choices within detached dwelling residential areas;
- (3) permit ancillary uses to the principal residential use to allow residents to work at home;
- (4) regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced; and
- (5) permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

Enclosed for the Committee's review is a plan showing a permitted building envelope for a proposed detached dwelling on the severed lands.

All performance standards are met by the proposed new lots and the existing and potential development thereon, and no minor variances are required.

#### **Consent to Sever**

The Committee has the authority to grant the consent for the requested lot and easement pursuant to Sections 50(3)(f) and 53(1) of the *Planning Act* as follows:

#### **Subdivision control**

- (3) No person shall convey land by way of a deed or transfer, or grant, assign or exercise a power of appointment with respect to land, or mortgage or charge land, or

enter into an agreement of sale and purchase of land or enter into any agreement that has the effect of granting the use of or right in land directly or by entitlement to renewal for a period of twenty-one years or more unless,

(f) a consent is given to convey, mortgage or charge the land, or grant, assign or exercise a power of appointment in respect of the land or enter into an agreement in respect of the land;

### Consents

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).

Section 50(3) states that a transfer may occur if consent is given and a consent may be given if a plan of subdivision is not necessary. We submit that both conditions are satisfied in the attached application.

When considering a consent application, the criteria stated in Section 51(24) of the *Planning Act* must be considered.

### Criteria

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)-(m).

Below is an analysis of the criteria as they relate to the application.

<b>Planning Act section 51(24)</b>	<b>Rationale</b>
(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;	None of the provincial interests enumerated in section 2 of the <i>Planning Act</i> are negatively impacted by the proposed parcel or easement.
(b) whether the proposed subdivision is premature or in the public interest;	The proposed consent is not premature as the Subject Property is municipally serviced with adequate street frontage. The granting of the consent is in the public interest because it will permit development of a new residential dwelling within an established residential area.
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The proposed new lot configuration conforms to the Official Plan in that it facilitates the efficient use of land for development.

Planning Act section 51(24)	Rationale
(d) the suitability of the land for the purposes for which it is to be subdivided;	The proposed use complies with the existing zoning.
(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;	No affordable housing units are being proposed.
(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;	No new public highways are required for the creation of the proposed lot and easement.
(f) the dimensions and shapes of the proposed lots;	The dimensions and shapes of the proposed lots are regular and in accordance with the Zoning By-law.
(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 restrictions are required or are an issue at this time.
(h) conservation of natural resources and flood control;	Not of concern.
(i) the adequacy of utilities and municipal services	Adequate municipal infrastructure and services as well as public utilities are in place.
(j) the adequacy of school sites;	Not of concern.
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	No public dedications are anticipated as part of the consent.
(l) the extent to which the plan's design optimizes the available supplying, efficient use and conservation of energy; and	Not of concern.
(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 <i>City of Toronto Act, 2006</i> . 1994, c. 23, s. 30; 2001, c. 32, s. 31(2); 2006, c. 23, s. 22(3,4).	No development is proposed at this time and the eventual development of a detached dwelling in accordance with the zoning will not be subject to site plan control.

**Tree Information Report**

A Tree Information Report and Planting Plan authored by Astrid Neilsen of Dendron Forestry is enclosed for review.

**Enclosures**

In support of this application, please find enclosed the following:

1. Completed and Executed Application for consent
2. Authorization of Soloway Wright LLP to submit the Application
3. Draft Reference Plan 4R-XXXX
4. Plan showing a zoning compliant building envelope on the severed lands
5. Tree Information Report and Planting Plan
6. Parcel Abstract for the Subject Property – PIN 04342-0190 (LT)
7. Parcel Abstract for the adjoining properties – PIN 04342-0138 (LT), PIN 04342-0189 (LT), PIN 04342-0243 (LT), PIN 04342-0589 (LT), PIN 04342-0594 (LT)
8. Our cheque in the amount of \$4,626.00 for one primary consent and a certificate for the retained lands.

Please do not hesitate to contact me should you have any questions or concerns regarding the Application or this submission. We look forward to the assignment of a hearing date.

Yours very truly,



Krista Libman  
KML/TBB

cc. Ines Komoe