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March 2, 2026

Mr. Michel Bellemare  
Secretary Treasurer  
Committee of Adjustment  
City of Ottawa  
101 Centrepointe Dr.  
Ottawa, Ontario  
K2G 5K7

**Committee of Adjustment**  
Received | Reçu le

**2026-03-06**

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

**Re: Consent/Severance Application for – 6652 Cedar Acres Drive, Greely**

Dear Mr. Bellemare,

#### Overview

As the owners of the property located at 6652 Cedar Acres Dr., we are making this Consent/Severance Application in order to sever a portion of this lot, thereby creating two residential properties.

The existing lot is 0.37 ha and will be split approximately evenly into a new 0.185 ha residential lot, while retaining an existing 0.185 ha residential lot.

#### Existing Conditions

6652 Cedar Acres is a residential property that suffered a catastrophic loss from fire on May 10, 2021 which completely destroyed the only structure on the property, a former single-family home. The site contains a former septic leaching bed. In September of 2021 this bed was decommissioned and abandoned in place by a licensed septic contractor. This property currently sits as vacant land.

The existing lot is 121.92 m deep by 30.48 m wide and fronts onto Cedar Acres Dr. The rear of the lot abuts onto Stanmore St. which runs parallel, and to the south of Cedar Acres Dr.

#### Severed Lot

The severed lot as shown on the attached Reference Sketch is proposed to be approximately 0.185 ha in area and will have a frontage of 30.48 m on Stanmore St. The depth of the proposed lot is 60.96 m. It is our intention to convey this lot to a future purchaser for the purpose of developing a residential dwelling. An appropriate dwelling envelope exists to accommodate a residential dwelling in compliance with existing codes (potential building envelopes are shown on the Reference Sketch). The proposed severed parcel is consistent in area and dimension with the existing neighbouring lots on Stanmore St.

### Retained Lot

The retained lot as shown on the attached Reference Sketch is proposed to be approximately 0.185 ha in area and will have a frontage of 30.48 m on Cedar Acres Dr. The depth of the retained lot is 60.96 m. It is our intention to convey this lot to a future purchaser for the purpose of developing a residential dwelling. An appropriate dwelling envelope exists to accommodate a residential dwelling in compliance with existing codes (potential building envelopes are shown on the Reference Sketch). The proposed severed parcel is consistent in area and dimension with the existing neighbouring lots on Cedar Acres.



Figure – 1 : Ariel View of Property

### Official Plan Conformity

This Consent/Severance Application conforms with the City of Ottawa Official Plan, including the related Rural Secondary Plan for the Village of Greely.

Section 5 of the Village of Greely Secondary Plan contains an Area-Specific policy directed at properties with frontage on both Cedar Acres Dr. and Stanmore St. This section recognizes the local context and sets out to encourage the development new residential properties in this regard.

In support of this, City Council officially approved the related Omnibus Official Plan Amendment 1 (ACS2023-PRE-EDP-0043) on Sept 13, 2023 explicitly directed at six lots, including this one, in order to allow for the development of lots with a minimum of 0.18 hectares “.... to align with the other property sizes in the area”.

### Zoning By-law Conformity

This Consent Application conforms to the Zoning By-laws of the associated V1 – Village Residential First Density Zone. Suitable areas exist to accommodate residential dwelling construction within a building envelope that respects the setback and coverage provisions. In addition, this proposal exceeds the minimum requirements associated with Lot Area and Lot Width;

	Proposed Retained	Proposed Severed
Minimum Lot Area (1390 m <sup>2</sup> )	1858 m <sup>2</sup>	1858 m <sup>2</sup>
Minimum Lot Width (30 m)	30.48 m	30.48 m

### Planning Act Compliance

Section 51(24) of the Planning Act sets forth the criteria for considering Plans of Subdivision with regards to the “health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality.” A response to each of the criteria from Section 51(24) is provided below:

*“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 (as referred to in section 2);*

The proposed Consent conforms to the goals and policies of provincial interest as established under the PPS allowing for the creation of two (2) new suitable residential lots.

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

The proposed Consent would allow the development of single detached dwellings on the retained and severed lots on the basis of private services, in keeping with the immediate development context, while respecting all setbacks.

*c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The proposed Consent conforms to the policies of the City of Ottawa Official Plan and the Area Specific Policies.

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

The retained and severed lots will be of sufficient size to allow them to be successfully privately serviced while also meeting and exceeding the required setbacks. The proposed lots will complete the intended and existing small residential neighbourhood while maintaining and protecting the overall character of the area.

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;

Both subject properties will have access from existing roadways. The retained property is currently, and will remain, accessed from Cedar Acres Drive. The severed property will be accessed from existing Stanmore Street.

f) The dimensions and shapes of the proposed lots

The proposed Consent creates two (2) lots that conform to the required size and width of the zoning restrictions. Each lot is of sufficient size and shape to comfortably accommodate a single detached dwelling and private services.

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

There are no restrictions on the lands to be severed or retained.

h) Conservation of natural resources and flood control;

There are no impacts on natural resources or flood control.

i) The adequacy of utilities and municipal services;

The subject lands will be privately serviced.

j) The adequacy of school sites;

There will be no material impact on the adequacy of schools from the proposed retained or severed lands, given the potential of only additional household.

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 lands are proposed to be dedicated for public uses.

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

Any future development on the lands will be subject to the energy usage directives outlined in Provincial legislation and the Ontario Building Code in order to receive a building permit.

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, 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2)

The future development on this property would not be of a scale or typology that would trigger the need for Site Plan Control. If Site Plan Control was triggered, the applicant would be subject to adhering to such application requirements.

### Summary

It is our opinion therefore that this application meets the requirements outlined in the existing Provincial Planning Act, the City of Ottawa Official Plan, Section 5 of the Village of Greely Secondary Plan, and is in conformance with the Zoning By-laws. This application upholds sound land planning principles and is in the public interest.

Should you have any questions regarding this submission please feel free to contact us by phone (613-314-4047) or by email at [bill.parisi@gmail.com](mailto:bill.parisi@gmail.com).

Thanks for your consideration.

Regards,



William Parisi & Deanna Parisi

### Attachments

In support of this Consent Application, please find enclosed:

- Completed Consent/Severance Application form – One copy;
- Detailed cover letter (this document) – One copy;
- City Infill Forester Confirmation Letter – One copy;
- Reference Sketch – One 11"x17" copy and one 8.5"x11" copy;
- Parcel Abstract Pages – One copy;
- Certificate of Retained Land Solicitor's Letter – One copy;
- Kollaard Engineering Hydrogeology Severance Report - January 7, 2026  
(Filed Electronically under separate cover)