

Severance Application - Cover Letter

Date: March 5th 2026

Property Address: 5648 Rockdale Rd, Vars ON, K0A 3H0

To whom it may concern,

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2026-03-13

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Please accept this letter as part of our application to sever the property located at 5648 Rockdale Rd in Vars, Ontario.

The purpose of this severance is to create a new residential lot that will allow for the construction of a 2,500-3,000 square foot semi-detached dwelling. The intent is to provide additional rental housing and contribute modestly to the local housing supply while supporting the continued growth of the Vars community.

A severance application for this property was previously submitted in 2019 under the file number D08-01-19B-00089. As part of that process, a minor variance application was submitted relating to the setback of the proposed dwelling from the roadway. As a result, the original file remained open and was never formally closed.

As part of the previous application process, the required Parks & Recreation fee was also paid to the city.

We are now re-submitting the severance application with the same proposed lot dimensions as outlined in the original file. For this application, the proposed dwelling will be positioned to fully comply with the setback requirements established by the city.

The objective of this application is to facilitate compatible residential development within the existing community, making efficient use of existing services and infrastructure while creating additional housing opportunities in Vars.

The proposed development is intended to be consistent with the existing character of the surrounding area. The scale and form of the duplex will be comparable to other residential homes within the community, and the design will ensure appropriate setbacks, parking, and landscaping. Our goal is to create a well integrated addition to the neighbourhood that respects the existing streetscape while contributing modestly to local housing availability.

We appreciate the city's time and consideration and look forward to working together throughout the review process.

Sincerely,

David Malette