

DECISION

CONSENT/SEVERANCE

Date of Decision:	April 17, 2026
Panel:	1 - Urban
Files:	D08-01-26/B-00059 & D08-01-26/B-00060
Applications:	Consent under section 53 of the <i>Planning Act</i>
Applicant:	6029035 Canada Inc.
Property Address:	200 Dalhousie Street
Ward:	12 - Rideau-Vanier
Legal Description	Part of Lots 15 & 16 (South of St. Andrew Street) and Part of Lot 16 (North Guigues Avenue), Registered Plan 42482
Zoning By-law:	2008-250
Zoning	TM
Heard:	April 8, 2026, in person and by videoconference

APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATIONS

- [1] The Applicant wishes to subdivide the property into two parcels to create a new lot for future development and to establish a shared access easement regarding a driveway. The existing low-rise, mixed-use building will remain.

CONSENT REQUIRED

- [2] The Applicant is requesting the Committee's consent to sever land and to the granting of an easement/right of way. The property is shown as Parts 1 to 5 on a draft 4R-plan attached to the applications and the resulting separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Building
B-00059	12.58 metres	30.30 metres	385.1 square metres	1, 2, 3	Vacant Future development
B-00060	30.51 metres	17.89 metres	538.7 square metres	4 and 5	Existing mixed-use building 200 Dalhousie Street

[3] It is proposed to establish easements/rights-of-way as follows

- Over Part 2 in favour of Parts 4 and 5 for shared driveway access to the rear yard parking area.

[4] The property is subject to an existing easement as set out in Inst. CR429746

[5] The property is not the subject of any other current application under the *Planning Act*.

[6] For the purposes of the transition and continuation provisions of Zoning By-law 2026-50, these applications were deemed complete on March 9, 2026.

PUBLIC HEARING

[7] The Acting Panel Chair administered an oath to Simran Soor, agent for the Applicant, who confirmed that the statutory notice posting requirements were satisfied.

Oral Submissions Summary

[8] Ms. Soor presented a slide show, a copy of which may be obtained upon request from the Coordinator.

[9] Ms. Soor requested that two of the conditions outlined in the City’s planning report be modified: one required a construction management brief, and the other, a site servicing plan.

[10] City Planner Wenday Yang answered the Committee’s questions and confirmed that the City had no concerns with the applications. In response to Ms. Soor’s request, Ms. Yang confirmed that she accepted the revision of these two conditions to require an agreement on title rather than the specified construction management brief or site servicing plan.

DECISION AND REASONS OF THE COMMITTEE: APPLICATIONS GRANTED

Applications Must Satisfy Statutory Tests

[11] Under the *Planning Act*, the Committee has the power to grant a consent if it is satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. Also, the Committee must be satisfied that an application is consistent with the *Provincial Planning Statement, 2024*, and has regard for matters of provincial interest under section 2 of the Act, as well as the following criteria set out in subsection 51(24):

Criteria

(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) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- b) whether the proposed subdivision is premature or in the public interest;
- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- d) the suitability of the land for the purposes for which it is to be subdivided;
- e) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- f) 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;
- g) the dimensions and shapes of the proposed lots;
- h) 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;
- i) conservation of natural resources and flood control;

- j) the adequacy of utilities and municipal services;
- k) the adequacy of school sites;
- l) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- m) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- n) 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).

Evidence

[12] The evidence reviewed by the Committee included all oral statements made during the hearing, as noted above, as well as the following written documents, which may be obtained upon request from the Coordinator:

- Applications and supporting documents, including cover letter, plans, and tree information.
- City Planning Report received April 2, 2026, with no concerns.
- Rideau Valley Conservation Authority email dated March 30, 2026, with no objections.
- Hydro Ottawa email dated April 2, 2026, with comments.
- F. Scaffidi, resident, email dated April 6, 2026, with comments.

Effect of Submissions on Decision

[13] The Committee considered all written and oral submissions relating to the applications in making its decision and granted the applications.

[14] The Committee notes that the City's Planning Report raises "no concerns" regarding the applications, subject to the requested conditions agreed to by the Applicant's agent, as amended.

[15] Based on the evidence, the Committee is satisfied that the proposal is consistent with the *Provincial Planning Statement, 2024*, that promotes building homes, sustaining strong communities; providing infrastructure and public service facilities in an efficient manner while accommodating projected needs; the wise use and management of resources; and protecting public health and safety.

- [16] The Committee is also satisfied that the proposal has adequate regard to matters of provincial interest, including the orderly development of safe and healthy communities; the appropriate location of growth and development; and the protection of public health and safety.
- [17] Additionally, the Committee is satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality.
- [18] Moreover, the Committee is satisfied that the proposal has adequate regard for the criteria specified under subsection 51(24) of the *Planning Act* and is in the public interest.
- [19] **THE COMMITTEE OF ADJUSTMENT ORDERS** that the applications are granted and the provisional consent is to be given, subject to the conditions set out in Appendix A to this decision.

"Jocelyn Chandler"
JOCELYN CHANDLER
ACTING PANEL CHAIR

"John Blatherwick"
JOHN BLATHERWICK
MEMBER

"Colin Haskin"
COLIN HASKIN
MEMBER

"Gary Duncan"
GARY DUNCAN
MEMBER

"Sharon Lécuyer"
SHARON LÉCUYER
MEMBER

Absent
ARTO KEKLIKIAN
MEMBER

I certify this is a true copy of the decision of the Ottawa Committee of Adjustment of the City of Ottawa, dated **April 17, 2026**

"Michel Bellemare"
MICHEL BELLEMARE
SECRETARY-TREASURER

NOTICE OF RIGHT TO APPEAL

To appeal this decision to the Ontario Land Tribunal (OLT), a completed appeal form and the filing fee must be submitted via one of the below options and must be received no later than **3:00 p.m. on May 7, 2026**.

- **OLT E-FILE SERVICE** – An appeal can be filed online through the [E-File Portal](#) . First-time users will need to register for a My Ontario Account. Select [Ottawa (City): Committee of Adjustment] as the Approval Authority. To complete the appeal, fill in all the required fields and provide the filing fee by credit card.
- **BY EMAIL** - Appeal packages can be submitted by email to cofa@ottawa.ca. The appeal form is available on the OLT website at [Forms | Ontario Land Tribunal](#). Please indicate on the appeal form that payment will be made by credit card.
- **IN PERSON** – Appeal packages can be delivered to the Secretary-Treasurer, Committee of Adjustment, 101 Centrepointe Drive, 4th floor, Ottawa, Ontario, K2G 5K7. The appeal form is available on the OLT website at [Forms | Ontario Land Tribunal](#). In person payment can be made by certified cheque or money order made payable to the Ontario Minister of Finance, or by credit card. Please indicate on the appeal form if you wish to pay by credit card.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of filing, the appeal must be filed with one of the other two options.

The Ontario Land Tribunal has established a filing fee of \$400.00 per type of application with an additional filing fee of \$25.00 for each secondary application.

Only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal. A “specified person” does not include an individual or a community association.

There are no provisions for the Committee of Adjustment or the Ontario Land Tribunal to extend the statutory deadline to file an appeal. If the deadline is not met, the OLT does not have the authority to hold a hearing to consider your appeal.

If you have any questions about the appeal process, please visit [File an Appeal | Ontario Land Tribunal](#)

NOTICE TO APPLICANT

Should a Development Agreement be required, such request should be initiated 30 working days prior to lapsing date of the consent and should include all required documentation including that related to transfers, easements, and postponements, and all approved technical studies. If you do not fulfill the conditions of provisional consent within the two-year period, the *Planning Act* provides that your application “shall be deemed to be refused”.

Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

APPENDIX A

1. That the Owner(s) provide evidence, to the satisfaction of both the **Chief Building Official** and the **Manager of Development Review All Wards Branch within Planning, Development and Building Services Department**, or their designates, that both severed and retained parcels have their own independent water, sanitary and storm water services connected to City infrastructure and that these services do not cross the proposed severance line. If they do cross or are not independent, the Owner(s) will be required, at their own cost, to relocate the existing services or construct new Services from the City sewers/watermain. Notice shall be provided in writing to the Committee from the Department confirming this condition has been fulfilled.
2. That the Owner(s) enter into an Agreement with the City, at the expense of the Owner(s), which is to be registered on title to deal with the following requirement that shall run with the land and bind future owners on subsequent transfers:

“ A Construction Management Brief prepared by a Professional Engineer, licensed in the Province of Ontario, is required prior to the issuance of a building permit, to the satisfaction of the **Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate** to explain how construction will be undertaken without impact on the existing municipal trunk sewer located under the subject property. The City may be requirement for additional plans and studies to ensure limited impacts to this trunk sewer”.

The Committee shall be provided a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.

3. That the Owner(s) enter into an Agreement with the City, at the expense of the Owner(s), which is to be registered on title to deal with the following covenant/notice that shall run with the land and bind future owners on subsequent transfers:

“The property is located next to lands that have an existing source of environmental noise (collector road) and may therefore be subject to noise and other activities associated with that use.”

The Committee shall be provided a copy of the Agreement and written confirmation from **City Legal Services** that it has been registered on title.

4. That the Owner(s) satisfies the **Chief Building Official**, or designate, by providing design drawings or other documentation prepared by a qualified designer, that as a result of the proposed severance on Draft R-plan shall comply with the Ontario Building Code, O. Reg. 332/12 as amended, in regard to the limiting distance along the proposed property line westerly side are affected. If necessary, a building permit shall be obtained from Building Code Services for any required alterations.
5. That the Owner(s) enter into an Agreement with the City, at the expense of the Owner(s), which is to be registered on title to deal with the following requirement that shall run with the land and bind future owners on subsequent transfers:

“Grading, Servicing, & Site plan(s) with the proposed elements/structures (driveways, parking, retaining walls, projections, services, etc.) designed and located based on the least impact to protected trees and tree cover, as well as a revised Tree Information Report reflecting these changes are required prior to the issuance of building permit to the satisfaction of the **Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate**”.

The Committee shall be provided a copy of the Agreement and written confirmation from **City Legal Services** that it has been registered on title.

6. That the Owner/Applicant(s) enter into a Development Agreement or a Letter of Undertaking (LOU) with the City of Ottawa, at the expense of the Owner/Applicant(s), and to the satisfaction of the **Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate**. A development agreement is to be registered on title of the property (where applicable). The agreement/LOU will include the tree protection and mitigation requirements detailed in the Tree Protection By-law and the approved Tree Information Report (or any approved revisions), and associated securities for tree protection. The securities, which will be based on the value of the tree(s) to be protected (Tree(s) 1 in the TIR; city ID 8135144) shall be retained for two (2) years following issuance of a final occupancy permit, and thereafter returned to the owner only upon the City having received a report from an arborist confirming that the identified tree(s) is/are healthy, retainable, and remain(s) structurally stable.
7. That the Owner(s) submit a request for municipal addresses for each parcel, as required, to be assigned by the City, to the satisfaction of the **Chief Building Official, or their designate**. Confirmation of the assigned municipal addresses shall be provided in writing from Municipal Addressing, Building Code Services, to the Committee.
8. That the Owner(s) file with the Committee a copy of the registered Reference Plan prepared by an Ontario Land Surveyor registered in the Province of Ontario, and signed by the Registrar, **confirming the frontage and area of the severed land. If the Registered Plan does not indicate the lot area, a letter from the Surveyor confirming the area is required**. The Registered Reference Plan must conform substantially to the Draft Reference Plan filed with the Application for Consent to the satisfaction of the **Secretary-Treasurer of the Committee of Adjustment or their designate**.
9. That upon completion of the above conditions, and **within the two-year period outlined above**, the Owner(s) file with the Committee, the “electronic registration in preparation documents” for the conveyance and grant of easement/right of way for which the Consent is required to the satisfaction of the **Secretary-Treasurer of the Committee of Adjustment or their designate**.