

City of Ottawa – Committee of Adjustment

Application for Lot Line Adjustment

Applicant/Owner and Agent:

Ida Sicoli, Owner, Anne Winch (Agent)

**Committee of Adjustment**

Received | Reçu le

2026-04-07

City of Ottawa | Ville d'Ottawa

**Comité de dérogation**

Subject Properties:

- 3330 Roger Stevens Drive (PIN 039250033)
- 3380 Roger Stevens Drive (PIN 039250028) (Rear Parcel)

Proposal:

The applicant requests approval for a lot line adjustment to reconfigure the boundaries of 3330 Roger Stevens Drive (PIN 039250033) to provide legal and functional access to the rear parcel (PIN 039250028) 3380 Roger Stevens Drive. The proposed adjustment would establish a 50-metre-wide access corridor connecting the rear parcel to Roger Stevens Drive.

Purpose and Rationale:

The purpose of the proposed lot line adjustment is to provide legal access to a landlocked parcel. The proposal does not create additional lots and is consistent with the City of Ottawa Official Plan, the Zoning By-law, and applicable land-use policies. The adjustment is limited to reconfiguring existing property boundaries and is not expected to have any negative impact on neighboring properties. The proposal supports the orderly, efficient, and compatible use of land in the area.

Conclusion:

The requested lot line adjustment is necessary to establish legal access to the rear parcel while maintaining conformity with municipal planning policies. The application supports functional land use and is compatible with the surrounding properties,