

2026-04-10

Subject: Consent/ Severance Application - 2273 Lawn Avenue, Ottawa, ON

Date: March 30th 2026

To: Whom It May Concern,

On behalf of the property owner, an application for Consent/ Severance is being submitted to create two new parcels from a single parcel. The existing property will be divided into two separate parcels of land for future residential development of two detached dwellings (one dwelling per lot).

The subject property is located in Ward 7, zoned as R2F under Bylaw 2008-250 and zoned as N3B under Bylaw 2026-50. There are no proposed zoning reliefs and the two parcels meet the requirements of both Zoning Bylaw requirements in terms of lot width, lot depth, lot area, minimum required setbacks and general form.

The proposed retained parcel (Part 1) is 18.34m x 39.40m with an area of 722.1 sq.m.

The proposed severed parcel (Part 2) is 15.64m x 39.40m with an area of 616.2 sq.m.

As per Section 51 (24) of the Planning Act, the following criteria for the consideration of a draft plan of subdivision have been addressed:

- a. The effect of the development is aligned with the existing neighbourhood development.
- b. The proposed severance is in the public interest as it will permit lot sizes suitable to a detached dwelling and limit the over-development of the existing large single parcel.
- c. The proposed severance conforms to the official plan and abutting properties.
- d. The land is well suited for the proposed development of two detached dwellings in place of the existing single detached dwelling. No zoning reliefs are required.
- e. The dimension and shape of the proposed severed and retained parcels will align with the existing lot shapes and sizes within the neighbourhood.
- f. The proposed development will permit landscaped areas to maintain natural resources and flood control.
- g. The existing utilities and municipal services are adequate to support additional detached dwellings.

Included in the application package are the following supporting documents:

- Draft Reference Plan
- Tree Information Report including updated site plan
- Parcel Abstract Page

Sincerely,

Olivia Gauthier

Authorized Agent for Property Owner of 2273 Lawn Ave

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