

City of Ottawa Committee of Adjustment
101 CentrepoinTE Drive, 4th Floor
Ottawa, ON K2G 5K7

Apr 17, 2026

Re: 34 Marielle Court - Ward 7
Christopher Sluyter

I am submitting the enclosed Consent to Sever application for the property located at 34 Marielle Court. The proposal seeks to sever the lot into two separate parcels, each containing an existing semi-detached dwelling. The proposed lot pattern will result in one unit with a single-lane driveway per lot. No changes to the buildings are proposed as part of this application.

The property is zoned R4N / N4B in the City of Ottawa Zoning By-laws 2008-250 / 2026-50 respectively. It is located in the Outer Urban Transect designated as a Neighbourhood as per the City of Ottawa Official Plan.

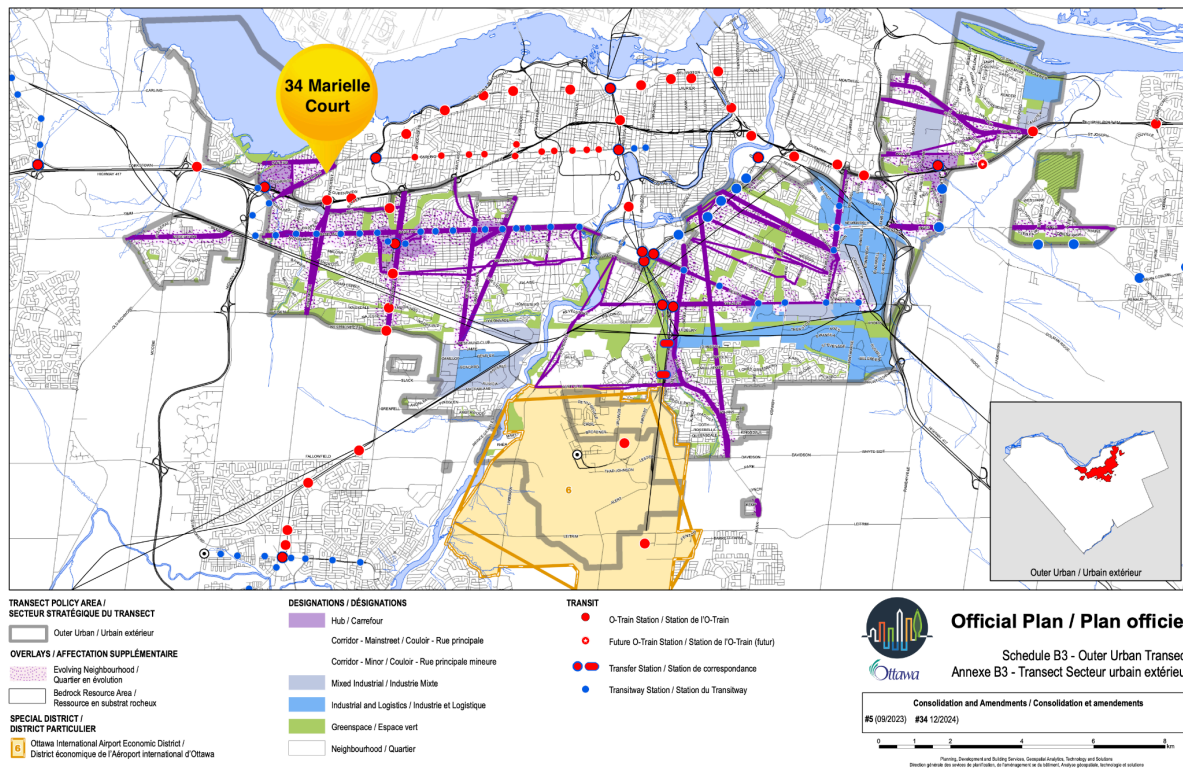


Figure 1: Schedule B3 - Outer Urban Transect, City of Ottawa Official Plan.

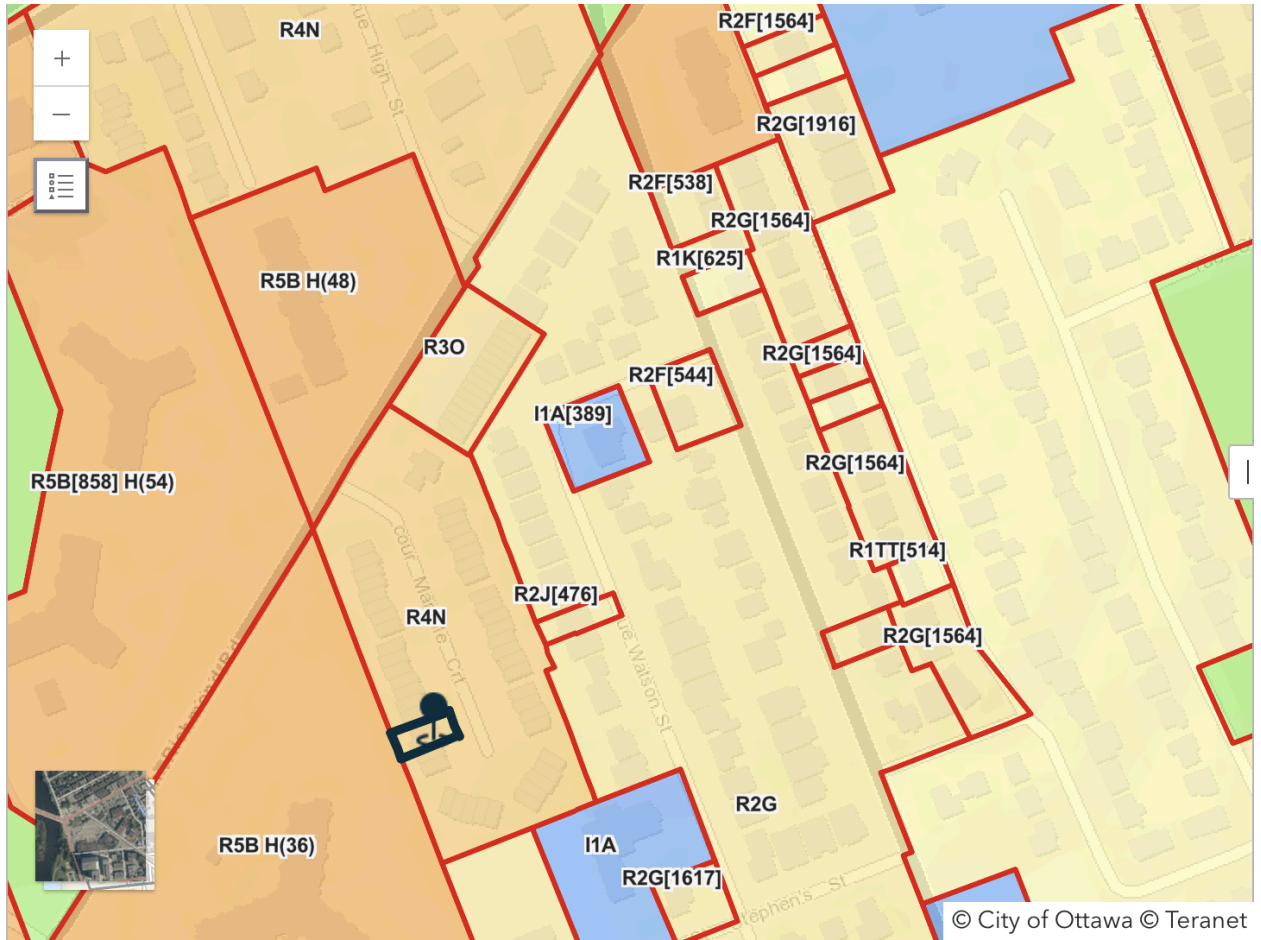


Figure 2: Residential Zone R4N, Zoning By-law Map.



Figure 3: Aerial Imagery showing the surrounding context, Google Earth.

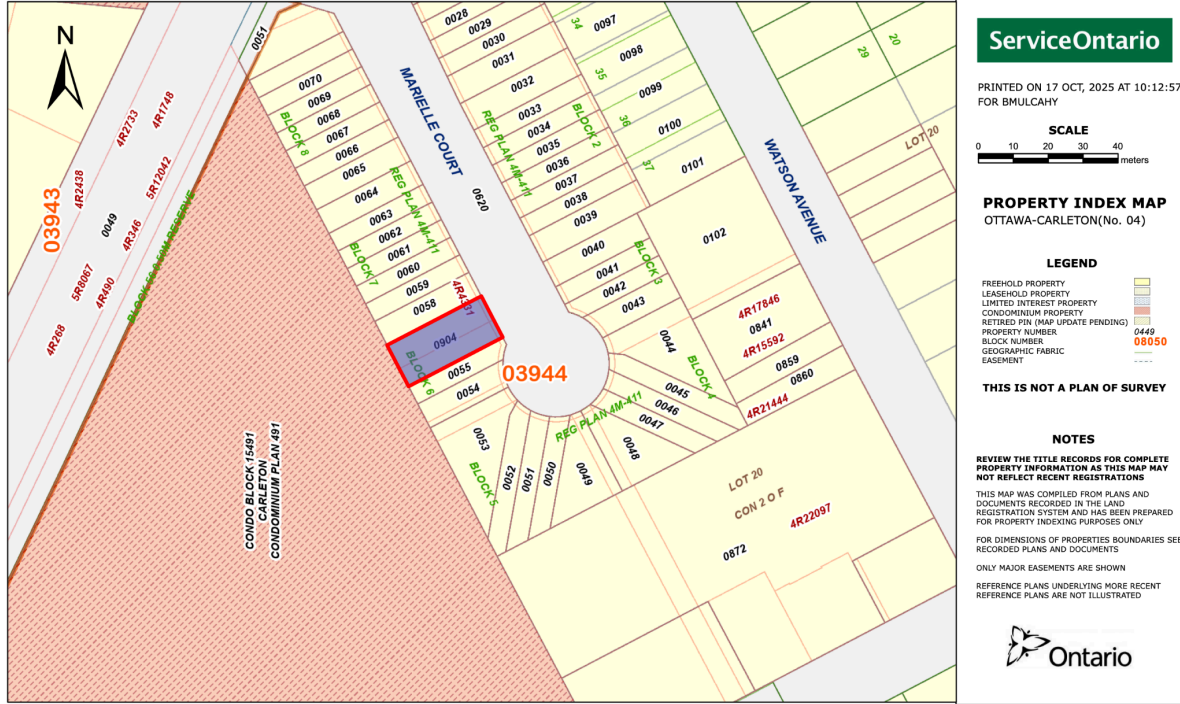


Figure 4: Block 03944, Property Index Map.

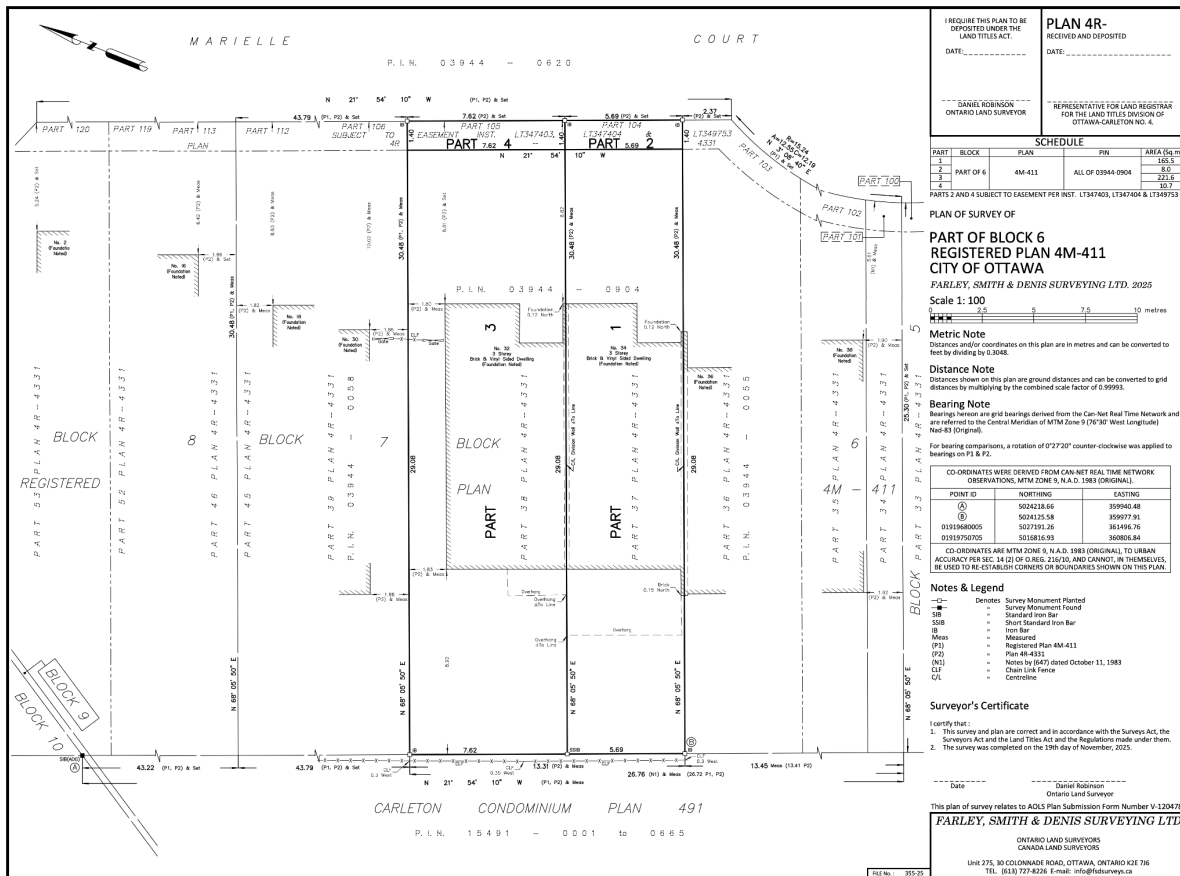


Figure 5: Draft 4R Plan by Farley, Smith & Denis Surveying Ltd.



Figure 6: Fall image of the property showing the front yards, Google Maps



Figure 7: Current photo of the property (Feb 2026)

Section 51(24) of the Planning Act states that a number of factors are to be considered when any subdivision of land is proposed.

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

Response: The subject site does not contain any architectural, cultural, historical, archaeological, or scientific features of significance. The proposed lots have adequate provisions for communication, transportation, sewage and water services, and waste management. The development continues to contribute to sustainable growth within a 15-minute neighbourhood without changing the existing neighbourhood character.

(b) whether the proposed subdivision is premature or in the public interest;

Response: The proposed severance is not premature, and is in the public interest, as it does not change the build environment of the existing dwellings, and the only change is that the one lot will be severed into two parcels.

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

Response: The proposal conforms to the Official Plan policies for the Outer Urban Transect, the Neighbourhood designation, and Committee of Adjustment implementation.

6.3.2 Guide the evolution of neighbourhoods based on their context, location, age, maturity and needs, generally towards the model of 15-minute neighbourhoods.

Response: The proposal maintains the intent of this policy by creating parcels that are consistent with the property divisions throughout the neighbourhood. This severance seeks to recreate a boundary that would have been established during the development and sale of the property had the two houses been purchased separately.

5.3.4 Provide direction to Neighbourhoods located within the Outer Urban Transect

Response: The proposal supports residential growth within the Outer Urban area by enabling the formal recognition of two dwellings on two separate parcels.

11.5 Provide direction to Committee of Adjustment processed

Response: The proposed severance results in a lot pattern that reflects existing parcel configurations along Marielle Court. The request aligns with Official Plan direction to support

contextually sensitive intensification and to consider severances as valid means of increasing housing availability.

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

Response: The land is highly suitable for the proposed severance, as each resulting parcel will contain an existing dwelling with sufficient access, private amenity space, and functional on-site parking. The proposal reflects the surrounding residential context, which includes very similar three-storey dwellings that all share the same front-yard and driveway configuration.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

Response: This proposal does not include any affordable housing units.

(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;

Response: The property fronts Marielle Court, which is a public roadway that has access to transit. The severance does not impact traffic flow or require roadway modifications.

(f) the dimensions and shapes of the proposed lots;

*Response: Both of the proposed lots will maintain a rectangular shape. The lot Part 37 (34 Marielle Court) will have a depth of **30.48 m** and a width of **5.69 m**. The lot Part 38 (proposed as 32 Marielle Court) will have a depth of **30.48 m** and a width of **7.62 m**.*

(g) 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;

Response: There are no known legal restrictions preventing the severance or development.

(h) conservation of natural resources and flood control;

Response: The subject site is not located within a regulated floodplain.

(i) the adequacy of utilities and municipal services;

Response: The subject lots will continue to use Hydro Ottawa, Enbridge Gas and municipal water, sewer and waste management services.

(j) the adequacy of school sites;

Response: The subject site will maintain close proximity with nearby schools, including Abraar Secondary School (0.8 km), Regina Street Alternative (1.6 km), Severn Avenue Public School (1.7 km), Woodroffe High School (2.0 km), Bayshore Public School (2.0km), Pinecrest Public School (2.2 km) and St. Paul High School (2.6 km).

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

Response: There is no land to be conveyed or dedicated.

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

Response: The proposed severance optimizes the use of the existing infrastructure and build form without requiring new construction, demolition or expansion. By maintaining two existing dwellings, each with independent utility connections, the application leverages existing systems efficiently. The walkable and transit-accessible location also promotes reduced reliance on private vehicles.

(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.

Response: The proposal does not trigger Site Plan Control

Section 45(1) of the Planning Act states that a number of factors are to be considered when minor variance is proposed.

Is the variance minor in nature?

Response: The proposed variance is minor, as there is only one new boundary, which is parallel with the existing boundaries. This keeps the proposed retained parcel square, and lines up with the existing driveway.

Is the variance desirable for the development of the land?

Response: The proposed variance ensures the entirety of the retained parcel maintains its current use as a fully serviced dwelling and does not require any new development.

Does the variance meet the general intent of the Official Plan?

Response: The proposed variance seeks to keep the retained parcel as a single family dwelling. This enables the property to be used as a means to increase housing availability.

Does the variance meet the general intent of the Zoning By-law?

Response: The proposed variance ensures the retained parcel is consistent with lots throughout the neighbourhood. The purpose of the retained parcel remains as a fully serviced dwelling.

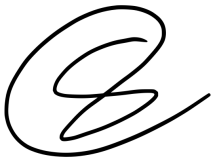
The proposed severance and minor variance meet the criteria of Section 51(24) Section 45(1) of the Planning Act and supports Ottawa's Official Plan objectives. The lot configuration

accommodates a functional and context-sensitive development while maintaining compatibility with the surrounding neighbourhood.

At this time, I am submitting the following in support of the application:

- Completed forms for the severance application and minor variance application
- Application Fees
- Draft R-Plan
- Parcel Register
- Email correspondence from the City forester indicating a TIR is not required

Should you have any questions or require anything further, please do not hesitate to contact the undersigned via email at chris.sluyter@gmail.com.

A handwritten signature in black ink, appearing to be 'C. Sluyter', written in a cursive style.

Christopher Sluyter