

Good day David,

Thank you for reaching out. Given that Wendy has changed positions in the City, I will be taking over your inquiry.

Should your severance be for the purposes of residential development, your severance needs to conform to the criteria stipulated within section 9.2.3 (3) of the Official Plan. Section 9.2.3 (3)(d) requires the severed lot to be a minimum area of 0.8 hectares and requires the retained lot to be a minimum area of 10 hectares - your requested severance conforms to these provisions.

The proposed severed parcel would be zoned RU, as per both Zoning By-Laws in effect (2008-250 & 2026-50). Your proposed severance results in a retained lot and severed lot that both conform to the minimum lot area and width as prescribed in both applicable Zoning By-Laws.

Given that the proposed severed parcel would not contain any environmental constraints as set out in schedule C15 of the Official Plan, it is unlikely that an Environmental Impact Study (EIS) would be needed to support your application. Nevertheless, I would advise that you contact an environmental planner with the City before you submit a severance application, just to ensure whether or not you would need an EIS.

The proposed severance would be possible and could be applied for through the Committee of Adjustment. If you intend to build a residential use on the lot and wish to obtain relief from certain zoning by-law provisions, you can submit concurrent severance and minor variance applications which would be processed together and subject to the same timelines.

Please note that while planning staff provides comments on Committee of Adjustment applications, the final decision rests with the Committee of Adjustment panel – a consent application would be granted when the panel has been provided with sufficient justification that any consent respects the criteria within section 51(24) of the Planning Act. For more information on the Committee of Adjustment, including application forms and fees, please visit Committee of Adjustment | City of Ottawa and please contact the Committee of Adjustment directly at cofa@ottawa.ca or at (613)-580-2436.

Have a great day,

Liam White

Planner | Urbaniste |

Development Review All Wards (DRAW) | Direction de l'examen des projets d'aménagement
-Tous les quartiers (EPATQ)

Planning, Development and Building Services Department (PDBS) | Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB)

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