



The Stirling Group Development Initiatives

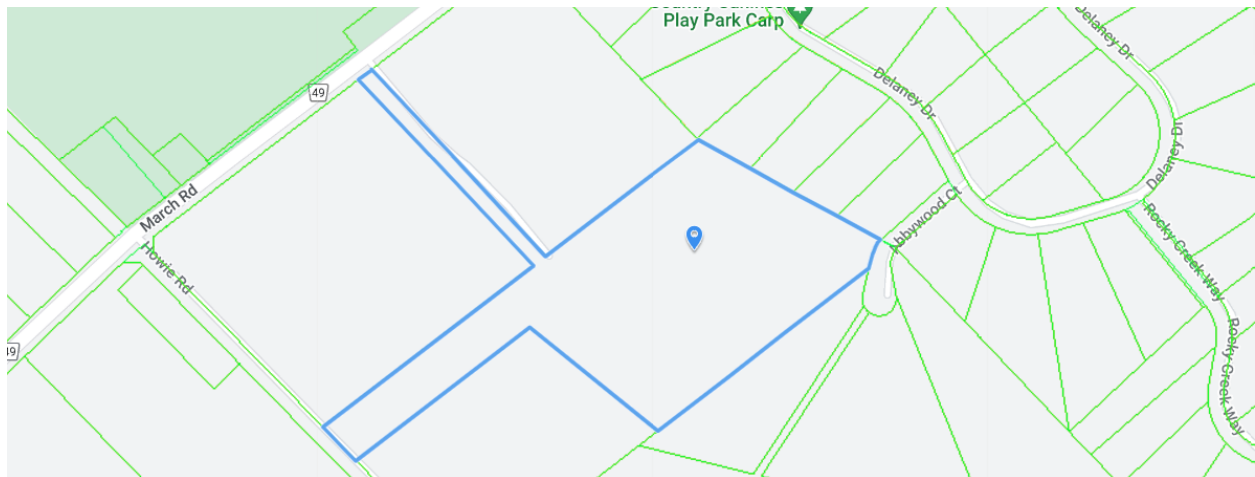
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Committee of Adjustment
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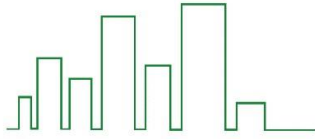
To whom it may concern,

We, The Stirling Group, represent the owner of 3220 A March Road in Ottawa; PART OF LOT 15, CONCESSION 7, HUNTLEY, DESIGNATED AS PARTS 2 AND 4 ON PLAN 5R-10066 SAVE AND EXCEPT PART 6 ON 5R-12221 AND PART 1 ON 4R-22739. OTTAWA. SUBJECT TO A RIGHT OF WAY OVER PART 2 ON PLAN 5R-10066 IN FAVOUR OF PART OF LOT 15, CONCESSION 7, HUNTLEY BEING PARTS 1 AND 3 ON PLAN 5R-10066 AS IN N351216. Below please find an outline of the property. It has frontages on to March Road, Howie Road, and Abbywood Court.



The owners, Robert Palmer and Raymonde Palmer wish to sever a portion of their property as further illustrated on the R-Plan shown below. The purpose of this severance is to create a 0.8-hectare residential lot fronting on to Abbywood Court.

Pictured below is the draft r-plan showing the proposed 0.8 hectare development lot fronting on to Abbywood Court.



Below is a street view image from Abbywood Court looking at the approximate frontage of the new proposed lot.



The subject property is zoned Rural Countryside (RU) and permits detached dwellings. The proposed severed lot meets the Zoning requirements of the RU zone. Subsection 227(6) (By-law 2008-457) notes... “The minimum lot area for a lot created by a consent application – severance process – is guided by Official Plan policy that requires a minimum lot area of 0.8 hectares for the severed lot and 10.0 hectares for the retained lot. (By-law 2008-457) (By-law 2019-41)”.

The subject property located at 3220 A March Road is 29.170 acres or 11.8 hectares. By severing 0.8 of a hectare to create the new lot, the retained parcel will still be larger than the required 10 hectares.

Please let us know if you have any questions. We welcome your feedback.

Alison Clarke

Alison Clarke