

Shipman Surveying Ltd.
Ontario Land Surveyors

CADASTRAL • GEODETIC • ENGINEERING • PHOTOGRAMMETRIC SURVEYS

February 23, 2023

File No. 23-13249B

113 Prescott St.

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

P.O. Box 1340

Kemptville

Ontario K0G 1J0

**Re: Applications for Consent
#1867 Donald B. Munro Dr.
Part of Lot 26, Concession 6
Geographic Township of Huntley, City of Ottawa**

TELEPHONE
(613) 489-3910

Jeffrey P. Shipman,
O.L.S.

This report is prepared in support of an application to sever a surplus farm dwelling. A secondary application has also been filed to accommodate overhead utilities servicing the severed lands, through the retained lands.

The severed land would contain an existing dwelling, well, septic, barn, 3 sheds and 4 silos, all in accordance with the Zoning By-Law. The retained land would remain a vacant 38-hectare parcel of farm land.

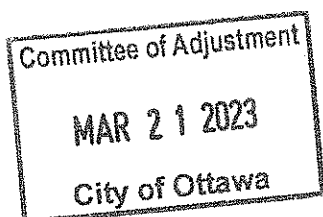
At 4.0 hectares, the severed lot is fairly large, however, the lot as proposed has been designed to enclose the house and accessory buildings in such a manner as to minimize loss of agricultural land. Proposed severance lines follow the maximum traditional extent of the farm fields.


Approximately half of the land included in the severed lot is characterized by a ravine and watercourse that would not be possible to farm under any circumstances. It is felt that these treed lands immediately adjacent to the existing dwelling would be better protected as part of the resultant residential lot, and would act as a natural buffer between the agricultural and residential uses. A significant portion of the severed lot area is also represented by the long laneway required to access the house.

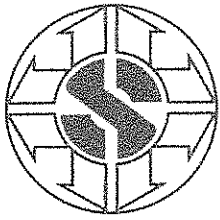
Much of the barn previously located on the property has been removed. The remaining structure has been converted to use as a storage building (see attached photos).

It is acknowledged that conditions of approval would require that the retained farm parcel is required to be rezoned to prohibit residential development.

Kindly consider the attached application at your earliest convenience.




Jeffrey P. Shipman, O.L.S.



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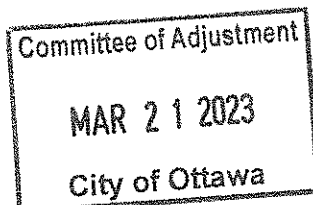
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