

May 10, 2023

To:

City of Ottawa,  
Committee Of Adjustment  
101 Centrepointe Drive,  
Ottawa, Ontario  
K2G 5K7

Reference:

Committee of Adjustment Consent Application

Please consider this document as a detailed covering letter which accompanies my application to the Committee of Adjustments for a lot line severance.

I currently own and reside on a 2.25 acres parcel of land at 7552 Copeland Rd near Munster Hamlet. I also own a separate 67 acre parcel of vacant land directly adjacent to my residence lot. The address for this parcel of land is 7522 Copeland Road. This land is primarily wooded with a small hayfield along Copeland Road, and I use it for recreational purposes (walking trails, hiking).

My neighbour, Ian Watson at 7512 Copeland Rd has expressed an interest in purchasing 6 acres of land from me to increase the size of his property from 4 acres to 10 acres. We have agreed in principle on this transaction, conditional of course on pre-approval by the Committee of Adjustment. All of the details are on the attached Rural Property Sketch.

I have consulted with a City of Ottawa Development Information Officer and a City Planner. Neither had any concerns with my intentions to sever a 6 acre parcel of land for the intention of selling it to my neighbour.

I have also consulted with the Committee of Adjustment Office and have completed the attached Consent Application to best of my ability. Please note that I struggled with the questions regarding the current usage of adjacent properties. The property directly across Copeland Road has occasionally been used as pasture land for grazing cattle but there are no barns nor full time farming operations. Also, 5 acres of the property to be retained and approx. 20 acres of land immediately South East of this parcel are currently used as a hayfields, cut once each summer by a Tennant Farmer. The Minimum Distance Separation form did not seem applicable to this type of temporary pasture land nor hayfield land usage so I did not complete the form.

Lastly, I am aware that the adjacent property to North East is zoned for Aggregate Production and Mineral Extraction however there is no current extraction operation in progress nor do believe there ever has been. As a result, I did not complete the Minimum Distance Separation form as it did not seem applicable to this situation.

Thank you for considering this request for a lot-line adjustment. I look forward to attending a future Committee of Adjustment Meeting and responding to any questions you may have.

Best regards,  
Scott Carruthers



Committee of Adjustment  
Received | Reçu le

2023-05-12

City of Ottawa | Ville d'Ottawa  
Comité de dérogation