

Shipman Surveying Ltd.

Ontario Land Surveyors

CADASTRAL • GEODETIC • ENGINEERING • PHOTOGRAMMETRIC SURVEYS

June 7, 2023

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

Committee of Adjustment

Received | Reçu le

2023-06-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation

File No. 23-13351

113 Prescott St.

P.O. Box 1340

Kemptville

Ontario K0G 1J0

TELEPHONE
(613) 489-3910

Jeffrey P. Shipman,
O.L.S.

**Re: Applications for Consent – Lot Line Adjustment
#8601 Purdy Road
Part of Lot and 4, Concession 2
Geographic Township of Goulbourn, City of Ottawa**

This letter is prepared in support of an application to sever a parcel of land for lot addition to #8611 Purdy Road.

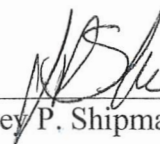
The parcel proposed to be severed contains 4 storage buildings on approximately 2.3 hectares of land. These buildings were converted to storage use years ago and are not currently suitable for livestock use. This has been demonstrated previously under lot creation applications (see D08-12-B-00096 and D01-01-15/B-00232).

The retained parcel is very large and has not been developed for residential purposes. There would remain ample frontage and area on the retained parcel on which to situate a residential dwelling.

The applicant recently purchased Both #8601 and #8611 and is concerned that the septic bed on #8611 may encroach onto #8601. Additionally, the applicant is concerned that the well on #8601 is shared with #8611. The proposed lot line adjustment would alleviate those concerns. Setbacks from the buildings to the proposed property lines have been established in excess of 30 metres in order to avoid concerns in respect to fire separation under the Ontario Building Code.

At 0.24 ha in size, the lot that is proposed to be enlarged is currently quite small for a rural property. The enlargement would allow additional area for replacement septic and would consolidate the nearby storage buildings on #8601 onto #8611, leaving #8601 vacant.

Both the retained parcel and one of the severed parcels would continue to access from Purdy Road. The retained parcel would use an existing access way located along the frontage of the retained parcel as proposed.


Jeffrey P. Shipman, O.L.S., O.L.I.P.