

Committee of Adjustment
DEC 20 2023
City of Ottawa

FILE NUMBER # GRE101
DATE: 12/20/2023



724 DESIGN
3-108 BRIDGE ST
PICTON, ON K0K 2T0
613-890-0761
A.C.SANFORD@HOTMAIL.COM

MUNICIPALITY
CITY OF OTTAWA
101 CENTERPOINTE DR
NEPEAN, ON K2G 5K7
613-580-2424

ATTN:
COMMITTEE OF ADJUSTMENTS

REGARDING:
CONSENT APPLICATION

SITE:
62 STIRLING AVE & 69
LADOUCEUR ST

To Whom It May Concern:

Please accept our documentation for a consent application for the purpose of creating a servicing easement.

This application has previously been approved for a consent application to sever the lot into two parts to permit semi-detached dwellings with secondary dwelling units. In addition, a minor variance application was made to permit a reduction in lot area. See file numbers D08-01-22/B-00171 & D08-01-22B-00172.

In addition, a building permit has been approved for construction of the semi-detached building. Application #A23-002471. It was established during grading review that the proposed grading plan would not work without an easement created for site servicing.

To elaborate, 62 Stirling Ave is a corner lot, and as configured the approved project will result in each unit facing onto two streets: Stirling Ave and Ladouceur St. While there is water and sanitary service lines available on Ladouceur St, storm services line are not available. Furthermore, sanitary services on Stirling St are more adequately sized to manage the increased capacity of the approved development. As such, we must service 69 Ladouceur via ease of 62 Stirling Ave.

In addition to this cover letter and application form, please find the following documents attached:

- Parcel PIN
- Draft Reference Plan
- Servicing Plan
- Tree Information Report

Thank you,

Amanda Sanford
BCIN Designer