

Committee of Adjustment,

My husband and I own 10.9 hectares of land located at 6075 Snake Island Road. The property currently has a house, horse barn and riding arena built on it. I would like to sever a 0.8-hectare parcel to allow my mother and sister to build a small bungalow at the front of the property. 10.1 hectares would be retained. The severed parcel would measure 50m across the front at the road and 160m deep. The bungalow would create a footprint of approximately 1200 sq ft with 550 sq ft attached garage. The house will be set back from the middle of Snake Island Road approximately 45m and respects setback requirements from the watercourse running across the property. There is an existing driveway entrance on to the proposed parcel to be severed as well as easements in the form of roadside ditches.

We have reached out to our city councilor to advise him of our intentions and to solicit any advice he may be willing to provide. We have also liaised with a DIO and a Panel 3 Committee of Adjustment planner with the City of Ottawa about our plans and submitted a rough sketch identifying the parcel of land we would like to sever to ascertain whether our proposal could be supported. The planner indicated that they could see no concerns based on the sketch that we had provided.

Evidence of these communications is included with our application. We have also included streetscape photographs, a detailed sketch of the property identifying the parcel we would like to sever and the parcel register abstract. We have included a Minimum Distance Separation image as there is a dog kennel located less than 1000m from the proposed parcel. We have also created a second application to allow for a certificate for each parcel of land (severed and retained).

We are very anxious to proceed with this project as my mother is elderly and in failing health and having her and my sister residing on the same plot of land will allow the family to work together to care for her.

Thank you
Mishka Keay

