



SURVEYING

ANNIS

O'SULLIVAN
VOLLEBEKK

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File No. 23-13289B

23-13289C

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**Re: Applications for Consent (Surplus Farm Dwelling & Right-of-way)
#3973 Yorks Corners Road
North Half of Lot 37, Concession 10
Geographic Township of Osgoode, City of Ottawa**

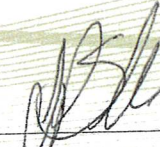
This report is prepared in support of an application to sever a surplus farm dwelling. A secondary application has also been filed to accommodate Right-of-Way access to adjacent lands. Such adjacent lands are also subject of concurrent Surplus Farm Dwelling and Right-of-Way applications, prepared under separate cover.

The severed land would contain an existing dwelling, well and septic in accordance with the Zoning By-Law. The retained land would remain a vacant 37-hectare parcel of farm land.

The lot as proposed is appropriately small and is designed in such a manner as to minimize loss of viable agricultural land, while maintaining vegetative between agricultural and residential uses. The land set out for severance has historically not been tilled as part of the adjacent farm operations.

It is acknowledged that conditions of approval would require that the retained farm parcel is required to be rezoned to prohibit residential development. Additionally, the severed land would require rezoning to accommodate reduced frontage and/or Lot Width.

Kindly consider the attached application at your earliest convenience.


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