



Committee of Adjustment  
Received | Reçu le  
2023-06-22  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

June 14, 2023

File No. 23-13320B

**ONTARIO LAND  
SURVEYORS**

T.J. Allison  
J. C. Anderson  
J.E. Anderson  
M. M. Aradau  
S.S. Bazar  
A.J. Broxham  
G.T. Hartwick  
E.H. Herweyer  
E.K. Ketchum  
V.A. Shelp  
J. P. Shipman  
W.C. Storey  
D.R. Vollebek

G.D. Annis (1939-2013)

**CANADA LAND  
SURVEYORS**

R.A. Denis

**DEVELOPMENT**

J.F. Penney

**CONDOMINIUMS**

A.Z. Pichette

**OTTAWA**

14 Concourse Gate  
Suite 500  
Nepean, Ontario  
K2E 7S6  
613 727-0850  
613 727-1079 Fax  
nepean@aovltd.com

**EMBRUN**

165 Bay Street  
Embrun, Ontario  
K0A 1W1  
613 443-3364  
embrun@aovltd.com

**KEMPTVILLE**

113 Prescott Street  
P.O. Box 1340  
Kemptville, ON  
K0G 1J0  
613 258-1717  
kemptville@aovltd.com

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

**Re: Application for Consent (Surplus Farm Dwelling)  
#5812 Malakoff Road  
East Half of Lot 2, Concession 9  
Geographic Township of North Gower  
City of Ottawa**


This report is prepared in support of an application to sever a surplus farm dwelling

The severed land would contain an existing dwelling, well and septic, along with six accessory sheds. The retained land would remain a vacant 40 hectare parcel of farm land.

The lot to be severed as proposed is appropriately small and is designed in such a manner as to minimize loss of viable agricultural land, while maintaining sufficient area to enclose the existing house, well, septic and accessory buildings in accordance with the Zoning-By-Law.

It is acknowledged that conditions of approval would require that the retained farm parcel is to be rezoned to prohibit residential development. Additionally, the severed land would require rezoning to accommodate a slightly increased aggregate accessory building area, at 6% of total lot area.

Kindly consider the attached application at your earliest convenience.

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