

November 25,, 2023

File No. 23-13290B
23-13290C

**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. Vollebakk

G.D. Annis (1939-2013)

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

**Re: Applications for Consent (Surplus Farm Dwelling)
#4053B Yorks Corners Road
South Half of Lot 37 and Part of Lot 38, Concession 10
Geographic Township of Osgoode, City of Ottawa**

**CANADA LAND
SURVEYORS**

R.A. Denis

DEVELOPMENT

J.F. Penney

CONDOMINIUMS

A.Z. Pichette

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 which 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 contain a barn and 6 sheds on a 77 hectare parcel of farm land.

OTTAWA

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

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.

EMBRUN

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

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.

KEMPTVILLE

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



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