

BY EMAIL: cofa@ottawa.ca

April 8, 2024

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Committee of Adjustments

101 Centrepointe Drive, 4th Floor
Ottawa, ON K2G 5K7

Dear Members:

Re: New Application Pursuant to Prior Consent Decision of Committee of Adjustments - D08-01-21/B-0006&D08-01-21/B-00007
File No: 24-597
Prior Application D08-01-21/B-0006&D08-01-21/B-00007

In addition to the application enclosed, we wish to detail the reasons for this particular application in our letter.

This application is being submitted only as a administrative sequence to satisfy a condition in the consent decision of March 12, 2021 (the “Decision”). All conditions of the consent have been met except for condition 13, the decision attached at TAB 1. We seek this Committee’s approval of the present application to file the attached draft “electronic registration in preparation documents” for the Conveyance for which the Consent is required, per condition 13, attached at **TAB 0**.

Original Consent Decision

On March 12, 2021, the members of this Committee provided a consent decision. We take the opportunity to provide the following for your ease of reference:

- TAB 1** – Consent Decision of March 12, 2021
- TAB 2** – Letter from Novatech of January 12, 2021
- TAB 3** – Application Form 1 & 2
- TAB 4** – Survey, Sketches and Site Plan
- TAB 5** – Updated PIN of 33 Maple Grove

In the year following the Decision, all conditions were met, with the exception of conditions 13. Attached at **TAB 6** is an email from the City confirming the satisfaction of conditions.

Certificate for Retained Land

I hereby certify that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act.

Should you have any questions regarding this application, please do not hesitate to contact our office.

Yours very truly,

Barnes, Sammon LLP

A handwritten signature in blue ink, appearing to read 'Samuel F. Zakhour', with a stylized flourish at the end.

Samuel F. Zakhour
SZ/ap

Encl.

TAB 0

Properties

PIN 04499 - 0383 LT *Interest/Estate* Fee Simple Split

Description PART LOT 30, CONCESSION 12 (KANATA/GOULBOURN), CITY OF OTTAWA, PARTS 1, 2, 3 AND 5 (INCLUSIVE) PLAN 4R33692;S/T ROW BEING PART 2 FOR VEHICULAR ACCESS IN FAVOUR OF PART 4; AND S/T ROW BEING PART 5 FOR PEDESTRIAN ACCESS IN FAVOUR OF PART4; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 PLAN4R34572 AS IN OC2485816;

Address OTTAWA

Consideration

Consideration \$1.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name MG4 INVESTMENTS INC.
Acting as a company

Address for Service 75 Beacon Way
Ottawa, Ontario
K2K 2R4

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

This document is not authorized under Power of Attorney by this party.

Transferee(s)*Capacity**Share*

Name MG4 INVESTMENTS INC. Registered Owner
Acting as a company

Address for Service 75 Beacon Way
Ottawa, Ontario
K2K 2R4

Statements

The CITY OF OTTAWA has consented to the severance herein.

Calculated Taxes

Provincial Land Transfer Tax \$0.00

TAB 1



**COMMITTEE OF ADJUSTMENT
OF THE CITY OF OTTAWA**

**DECISION
CONSENT**

(Section 53 of the *Planning Act*)

File No.: D08-01-21/B-00006 & D08-01-21/B-00007
Owner(s): MG4 Investments Incorporated
Location: 33 Maple Grove Road
Ward: 23-Kanata South
Legal Description: Lot 30, Concession 12
Zoning: R1M [749]
Zoning By-law: 2008-250

Notice was given and a Public Hearing was held on March 3, 2021, as required by the *Planning Act*.

PURPOSE OF THE APPLICATION:

The Owner wants to subdivide its property into two separate parcels of land in order to establish separate ownerships for each of the proposed 3-storey, 6-unit buildings with outdoor surface parking. The existing detached dwelling located on the property is to be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Consent of the Committee for Conveyances and Grants of Easements/Rights-of-Ways. The property is shown as Parts 1-5 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part No(s).	Municipal Address
B-00006	17.53 m	50.04 m	864.2 m ²	1, 2, 3 & 5	33 Maple Grove Road
B-00007	16.02 m	47.62 m	751.5 m ²	4*	107 McCurdy Drive

* It is proposed to grant easements /rights-of-ways over Parts 2 & 5 in favour of Part 4 for access and stormwater drainage purposes.

The applications indicate that the Property is the subject of a current Zoning By-law Amendment (D02-02-20-0060) under the *Planning Act*.

PUBLIC HEARING:

The Chair administered an oath to Mr. T. West, Agent for the Owner, who confirmed that the statutory notice posting requirements were satisfied.

The Committee heard from Mr. West, who appeared along with Mr. M. Chown, both acting as Agent for the Owner. Mr. West provided the Committee with a brief presentation which included the site plan for the two proposed 3-storey, 6-unit buildings. It was explained that the subject property had recently undergone a Zoning By-law Amendment, which had been granted and was now in effect.

The Committee also heard from Mr. D. Wice, of 2 Young's Pond Court, who expressed concerns with the proposal in general, and inquired about the public notification process should further changes to the Zoning By-law be required.

Also in attendance was Mr. K. Walker of the City's Planning, Infrastructure and Economic Development Department (PIEDD) who stated that the department had no concerns with the proposal. When questioned by the Committee, Mr. Walker confirmed that a Site Plan Control application was not required for this proposal.

DECISION AND REASONS OF THE COMMITTEE: APPLICATIONS GRANTED

The Committee considered any written and oral submissions relating to the applications in making its Decision, including the letters of concern filed by several area residents and the oral submission made by Mr. Wice during the Hearing.

The Committee notes that the report filed by the PIEDD raises "no concerns" regarding the applications.

Based on the evidence, the Committee is satisfied that the proposal is consistent with the Provincial Policy Statement that promotes efficient land use and development as well as intensification and redevelopment within built-up areas, based on local conditions. The Committee is also satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. In addition, the Committee is satisfied that the proposal has adequate regard for the criteria specified under subsection 51(24) of the *Planning Act* and is in the public interest.

The Committee therefore grants the provisional consent, subject to the following conditions, **which must be fulfilled within a one-year period from the date of this Decision:**

1. That the Owner(s) provide evidence that payment has been made to the City of Ottawa of cash-in-lieu of the conveyance of land for park or other public recreational purposes, plus applicable appraisal costs. The value of the land otherwise required to be conveyed shall be determined by the City of Ottawa in accordance with the provisions of By-Law No. 2009-95, as amended.
2. That the Owner(s) shall enter into a Development Agreement with the City, at the expense of the Owner(s) and to the satisfaction of the **General Manager of the Planning, Infrastructure and Economic Development Department, or his/her designate**, which is to be registered on the title of the property, to ensure that the final plans for the proposed development are reviewed and approved by the **General Manager of the Planning, Infrastructure and Economic Development Department, or his/her designate**, prior to the issuance of a building permit.
3. That the Owner(s) shall enter into a Development Agreement with the City, at the expense of the Owner(s) and to the satisfaction of the **General Manager of the Planning, Infrastructure and Economic Development Department, or his/her designate**, which is to be registered on the title of the property, to address the following:
 - a. The Owners agree to provide a tree information report prepared by an Arborist that identifies all trees protected under the City's Tree Protection by-law, meeting the standards of the City's Tree Information Report Guidelines, including specific mitigation measures where work is proposed within the Critical Root Zone of a protected tree.
 - b. The Owners agree that the location of proposed structures such as driveways, retaining walls, projections, etc. located on Survey Plan will be determined by the **General Manager of the Planning, Infrastructure and Economic Development Department, or his/her designate**, based on the least impact to distinctive trees and tree cover. The Owner(s) further acknowledges and agrees that this review may result in relocation of these structures and agrees to revise their plans accordingly to the satisfaction of the **General Manager of the Planning, Infrastructure and Economic Development Department, or his/her designate**.
 - c. If the approved Tree Information Report recommends specific mitigation measures or design requirements, the Agreement shall include these recommendations.

The Committee requires a copy of the Agreement and **written confirmation from City Legal Services** that it has been registered on title.

4. That the Owner(s) provide proof to the satisfaction of the **General Manager of the Planning, Infrastructure and Economic Development Department, or his/her designate**, to be confirmed in writing from the Department to the Committee, that the existing dwelling has been removed, that the existing sewer services are capped at the sewer and that the existing water service is blanked at the watermain.
5. That the Owner(s) provide evidence (servicing plan), to the satisfaction of the **General Manager of the Planning, Infrastructure and Economic Development Department, or his/her designate**, to be confirmed in writing from the Department to the Committee, that both the severed and retained parcels have their own independent water, sanitary and storm connection, as appropriate, and that these services do not cross the proposed severance line and are connected directly to City infrastructure.

If they do cross or do not connect directly or are not independent, and there is sufficient justification for the service locations to remain, the Owner(s) must obtain Ontario Ministry of the Environment and Energy approval (Environmental Compliance Approval – ECA), must obtain the approval of the Committee to grant easement(s) as required for access and maintenance of the services, and must register a Joint Use and Maintenance Agreement, between the Owners of the services, on the title of the property, all at his/her own costs.

6. That the Owner(s) enter into an Infrastructure Agreement with the City of Ottawa to extend the municipal storm service on Maple Grove Road at his/her own costs and post the necessary securities for the work on the City Right-of-Way to the satisfaction of the **City's Planning, Infrastructure and Economic Development Department's Infrastructural Approvals Branch** and to the satisfaction of **City Legal Services**. The Owner(s) must also receive the approval of the Ontario Ministry of the Environment and Energy for the extension of the municipal services. The Committee requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.
7. That the Owner(s) enter into a Joint Use, Maintenance and Common Elements Agreement, at the expense of the Owner(s), setting forth the obligations between the Owner(s) and the proposed future owners.

The Joint Use, Maintenance and Common Elements Agreement shall set forth the joint use and maintenance of all common elements including, but not limited to, the common driveways, common landscaping, common party walls, common structural elements such as roof, footings, soffits, foundations, common areas.

The Owner shall ensure that the Agreement is binding upon all the unit owners and successors in title and shall be to the satisfaction of the **City's General Manager of the Planning, Infrastructure and Economic Development Department, or his/her designate, and City Legal Services**. The Committee requires written confirmation that the Agreement is satisfactory to the **City's General Manager of the Planning, Infrastructure and Economic Development Department, or his/her designate**, and is satisfactory to **City Legal Services**, as well as a copy of the Agreement and written confirmation from **City Legal Services** that it has been registered on title.

8. The Owner(s) shall:

- a. prepare a noise attenuation study in compliance with the City of Ottawa Environmental Noise Control Guidelines to the satisfaction of the **General Manager, Planning, Infrastructure and Economic Development Department, or his/her designate**. The Owner(s) shall also enter into an agreement with the City that requires the Owner to implement any noise control attenuation measures recommended in the approved study. The Agreement will also deal with any covenants/notices recommended in the approved study, that shall be registered on the land title and bind future owners on subsequent transfers, warning purchasers and/or tenants of expected noise levels due to the existing source of environmental noise. The Agreement shall be to the satisfaction of the **General Manager, Planning, Infrastructure and Economic Development Department, or his/her designate**. The Committee requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.;

OR

- b. Design the dwelling units with the provision for adding central air conditioning at the occupant's discretion and enter into an Agreement with the City, at the expense of the Owner, which is to be registered on title to deal with the covenants/ notices that shall run with the land and bind future owners on subsequent transfers, warning purchasers and/or tenants of expected noise levels due to the existing source of environmental noise. The following two conditions will be included in the above-noted Agreement:

Notices-on-Title respecting noise:

- i. "The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that this dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by

the Purchaser/Lessee will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment and Climate Change's noise criteria;" and

- ii. "The Purchaser/Lessee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that noise levels due to increasing roadway traffic may be of concern, occasionally interfering with some activities of the dwelling occupants as the outdoor sound level exceeds the City of Ottawa's and the Ministry of the Environment and Climate Change's noise criteria."
9. That the Owner(s) shall provide evidence that a grading and drainage plan, prepared by a qualified Civil Engineer licensed in the Province of Ontario, an Ontario Land Surveyor or a Certified Engineering Technologist, has been submitted to the satisfaction of the **General Manager of the Planning, Infrastructure and Economic Development Department, or his/her designate** to be confirmed in writing from the Department to the Committee. The grading and drainage plan shall delineate existing and proposed grades for both the severed and retained properties, to the satisfaction of the **General Manager of the Planning, Infrastructure and Economic Development Department, or his/her designate**.
 10. That the Owner convey a 5.0 m x 5.0 m corner sight triangle located at the intersection of Maple Grove Road and McCurdy Drive to the City, with all costs to be borne by the Owner(s), to the satisfaction of the Surveys and Mapping Branch of the City. This area will be free of all structures, plantings, etc. and will allow a proper sighting distance for motorists when performing turning movements within the intersection. The Committee must receive **written confirmation from City Legal Services** that the transfer of the lands to the City has been registered.
 11. That the Owner(s) enter into a Development Agreement with the City, at the expense of the Owner(s) and to the satisfaction of the **General Manager of the Planning Infrastructure and Economic Development Department, or to his/her designate**, to require that an asphalt overlay will be installed, at the Owner(s) expense, on McCurdy Drive, fronting the subject lands, over the entire public driving surface area within the limits of the overlay, as shown on the approved Site Grading and Servicing Plan. The overlay must be carried out to the satisfaction of the **General Manager of the Planning Infrastructure and Economic Development Department, or to his/her designate**. The Committee requires a copy of the Agreement and **written confirmation from City Legal Services** that it has been registered on title.
 12. That the Owner(s) file with the Committee a copy of the registered Reference Plan prepared by an Ontario Land Surveyor registered in the Province of Ontario, and signed by the Registrar, **confirming the frontage and area of the severed**

land. If the Registered Plan does not indicate the lot area, a letter from the Surveyor confirming the area is required. The Registered Reference Plan must conform substantially to the Draft Reference Plan filed with the Application for Consent.

13. That upon completion of the above conditions, and **within the one-year period outlined above**, the Owner(s) file with the Committee, the "electronic registration in preparation documents" for the Conveyance for which the Consent is required.

The Consent lapses one year from the date of this Decision.

All technical studies shall be submitted to Planning, Infrastructure and Economic Development Department a minimum of **40 working days** prior to lapsing date of the consent. Should a Development Agreement be required, such request should be initiated **15 working days** prior to lapsing date of the consent and should include all required documentation including the approved technical studies.

Please note that if a major change to a condition or conditions is requested, you will be entitled to receive Notice of the changes only if you have made a written request to be notified.

NOTICE OF RIGHT TO APPEAL:

To appeal this decision to the Local Planning Appeal Tribunal (LPAT), an appeal form along with a certified cheque or money order payable to the Ontario Minister of Finance must be filed with the Secretary-Treasurer of the Committee of Adjustment by **April 1, 2021**, delivered to the following address:

Secretary-Treasurer, Committee of Adjustment,
101 CentrepoinTE Drive, 4th floor, Ottawa, Ontario, K2G 5K7

The Appeal Form is available on the LPAT website at <https://olt.gov.on.ca/>. The Local Planning Appeal Tribunal has established a filing fee of \$400.00 per type of application with an additional filing fee of \$25.00 for each secondary application. If you have any questions about the appeal process, please contact the Committee of Adjustment office by calling 613-580-2436 or by email at cofa@ottawa.ca.

Only individuals, corporations and public bodies may appeal Decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a Member of the Association or group on its behalf.

NOTICE TO APPLICANT:

Applicants are advised to take note of comments received from City departments and other technical agencies like Hydro Ottawa and to consult where appropriate.

**DECISION SIGNATURE PAGE
PAGE DE SIGNATURE DE LA DÉCISION**

File No. / Dossier n°: D08-01-21/B-00006 & D08-01-21/B-00007
Owner(s) / Propriétaire(s): MG4 Investments Incorporated
Location / Emplacement: 33 Maple Grove Road

We, the undersigned, concur in the decision and the reasons set out by the Committee of Adjustment.

Nous, soussignés, souscrivons à la décision et aux motifs rendus par le Comité de dérogation.

"Ann M. Tremblay"

**ANN M. TREMBLAY
CHAIR / PRÉSIDENTE**

"Kathleen Willis"

**KATHLEEN WILLIS
MEMBER / MEMBRE**

"Scott Hindle"

**SCOTT HINDLE
MEMBER / MEMBRE**

"Colin White"

**COLIN WHITE
MEMBER / MEMBRE**

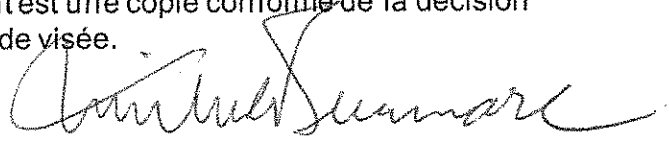
"Julia Markovich"

**JULIA MARKOVICH
MEMBER / MEMBRE**

I, Michel Bellemare, Secretary-Treasurer of the Committee of Adjustment for the City of Ottawa, certify that the attached is a true copy of the Decision of the Committee with respect to the application recorded.

Je, soussigné, Michel Bellemare, secrétaire-trésorier du Comité de dérogation pour la Ville d'Ottawa, confirme que l'énoncé ci-joint est une copie conforme de la décision rendue par le Comité à l'égard de la demande visée.

Date of Decision / Date de la décision
March 12 2021/ 12 mars 2021



**Michel Bellemare
Secretary-Treasurer / Secrétaire-trésorier**

TAB 2

January 12th, 2021

Committee of Adjustment
City of Ottawa
101 CentrepoinTE Drive
Ottawa, ON
K2G 5K7

Attention: Michel Bellemare, Secretary Treasurer

Dear Mr. Bellemare:

**Reference: 33 Maple Grove Road
Applications for Consent and Easement
Our File No 119213.**

Novatech has been retained by the owner of the property municipally known as 33 Maple Grove Road (the "Subject Site") to prepare and file applications for Consent and Easements to facilitate the development of the Subject Site.

This letter describes the existing conditions of the site, the proposed development, and the rationale in support of the applications.

Existing Conditions

The Subject Site is located in the Kanata South ward of the City of Ottawa on the corner of Maple Grove Road and McCurdy Drive. The Subject Site has an area of approximately 1,600 square metres, with 33.55 metres of frontage on McCurdy Drive and 51.3 metres of frontage on Maple Grove Road. To the north, east and south of the Subject Site, there are single family homes. To the west of the Subject Site, there is the Ruddy-Shenkman Hospice. To the northwest of the Subject Site, there is the Hazeldean/Maple Grove/Clarke's Cemetery. A single family dwelling is presently on the Subject Site.

The Subject Site is legally described as Part Lot 30, Concession 12, Part 1 on Plan 5R12018 , in the former municipality of Kanata/Goulbourn.

The Subject Site is shown on Figure 1.

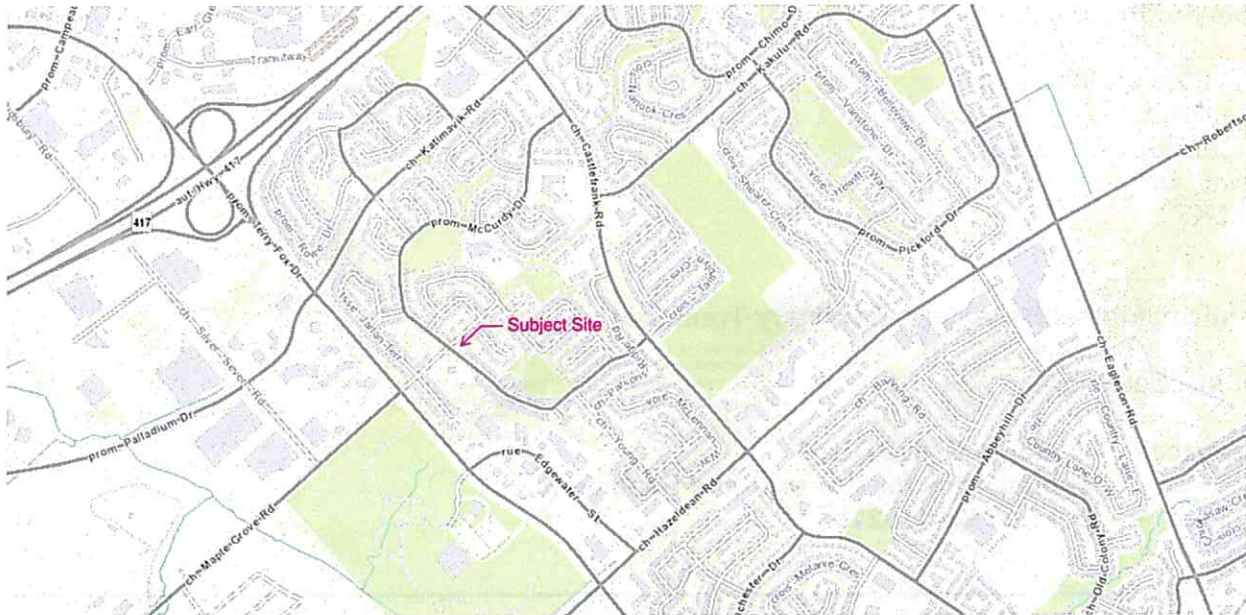


Figure 1: The Subject Site

The Subject Site is zoned Residential First Density Subzone M Exception 749 (R1M[749]) in the City of Ottawa Zoning By-law 2008-250. The severance of the Subject Site would conform to the minimum lot area, and minimum lot width performance standards under the R1M zone.

A Zoning By-law amendment is anticipated to be heard by City Council on February 10th, 2021 that would rezone the Subject Site to a Residential Fourth Density Subzone J Exception XXXX (R4J[XXXX]) zone. This rezoning will permit two six unit, three storey low rise apartment buildings to be constructed on the Subject Site. The severance of the Subject Site would conform to the minimum lot area, and minimum lot width performance standards under the R4J zone. The purpose of the severance applications are to split the Subject Site into two fully conforming lots.

Easements are proposed over the northern lot in favor of the southern lot to provide vehicular access to Maple Grove Road and a stormwater outlet.

Proposed Development

The applications for Consent propose to sever the Subject Site into two lots that fully conform to the current R1M zone, and the anticipated R4J zone, with easements to provide access for parking at the rear of the property and a stormwater outlet.

The site plan is shown on Figure 2.

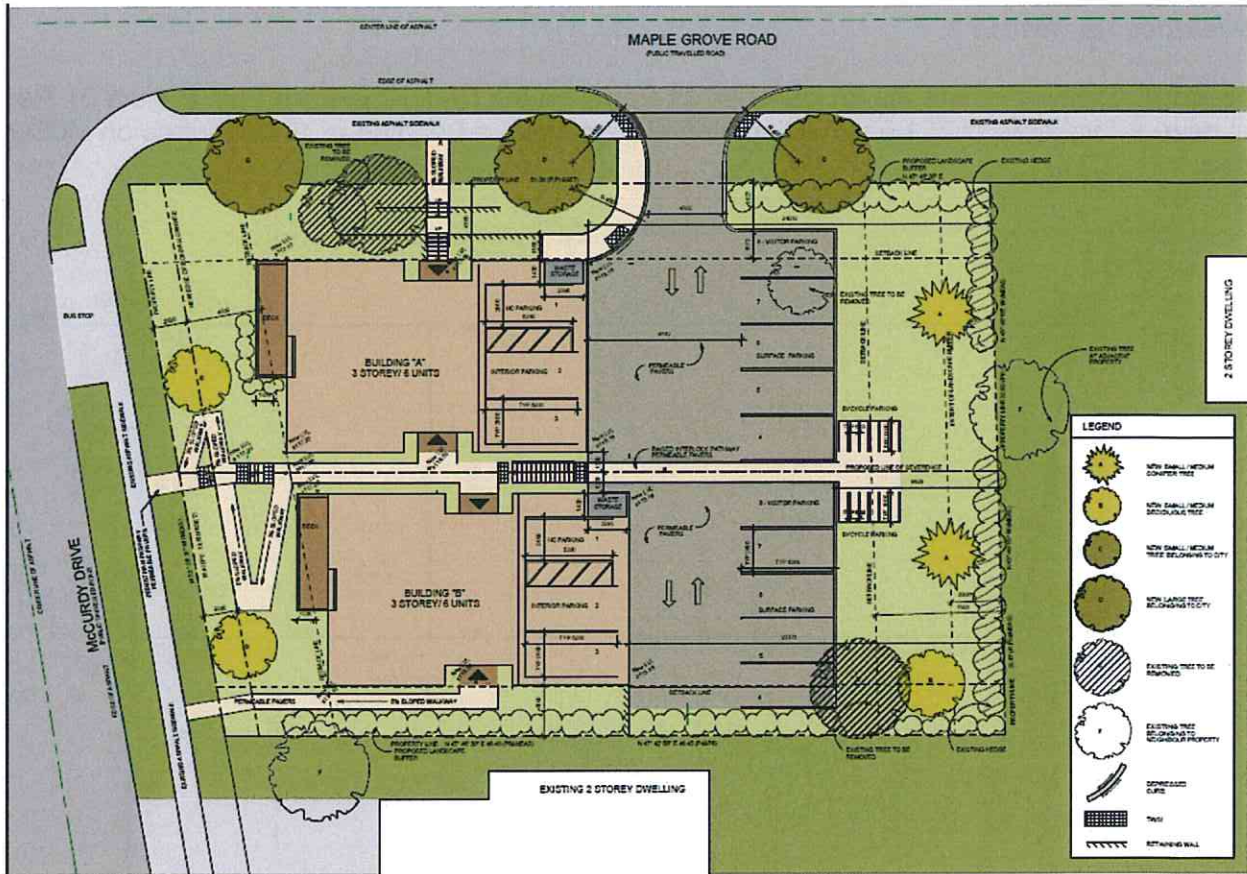


Figure 2. Site Plan

Severance Applications

Severance Application 1

This application will create the lot identified as Parts 1, 2, 3 and 5 on the Draft Reference Plan (Figure 3). The lot will have a total area of 864.2 m², a depth of 50.04 metres, a frontage of 17.53 metres on McCurdy Drive, and a frontage of 51.3 metres on Maple Grove Road.

An easement is required to provide vehicular access over Part 2 in favor of Part 4. This easement will have a total area of 77.7 m², and frontage of 4.5 metres on Maple Grove Road.

An easement is required for a stormwater management outlet over Part 5 in favor of Part 4. This easement will have a total area of 51.83 m², and frontage of 3 metres on Maple Grove Road.

Severance Application 2

This application will create the lot identified as Part 4 on the Draft Reference Plan (Figure 3). Part 4 will have a total area of 751.5 m², a depth of 47.62 metres, a frontage of 16.02 metres on McCurdy Drive.

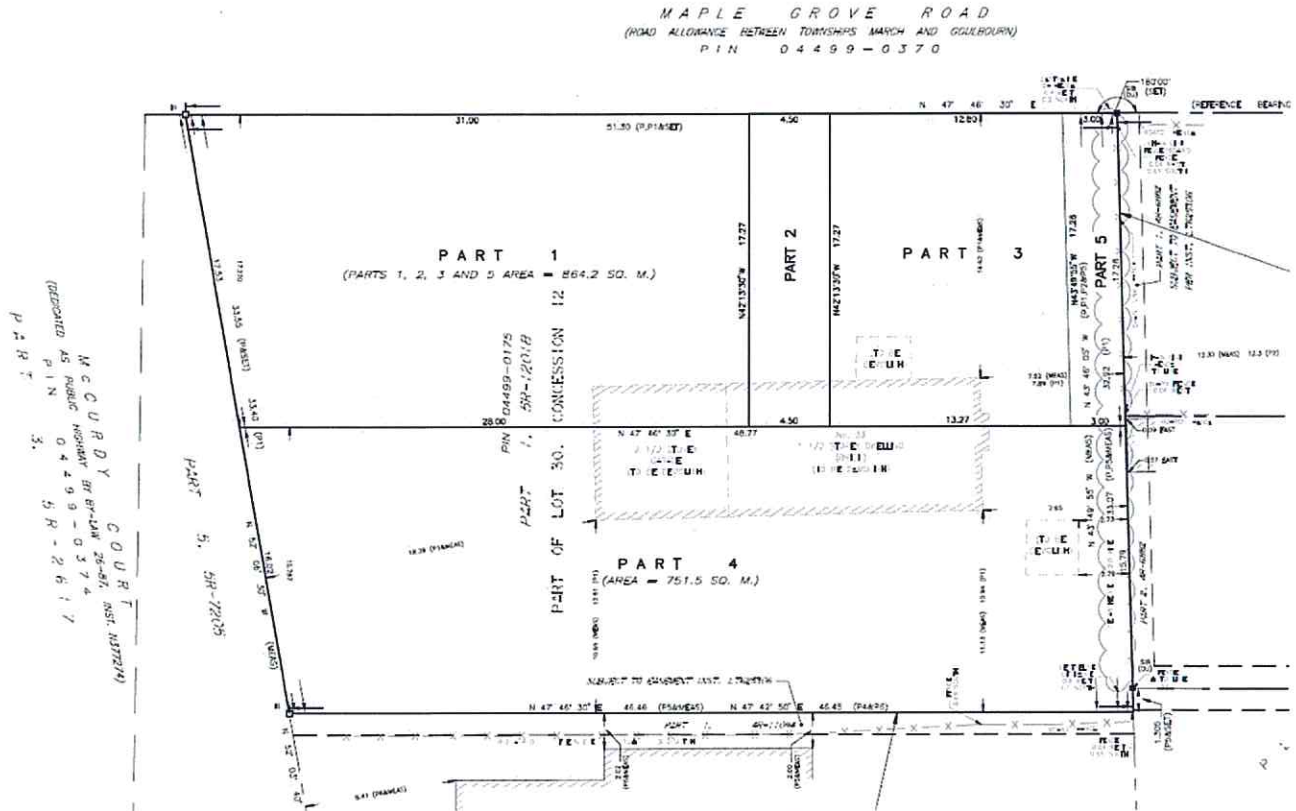


Figure 3. Draft Reference Plan

Rationale (Severances)

Subsection 53(1) of the Planning Act states:

53. (1) An owner of land or the owner's agent duly authorized in writing may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 1994, c. 23, s. 32.

The proposed severances and easement require the extension of the storm sewer on Maple Grove. It is anticipated that this will be a condition of severance. A plan of subdivision is not required for the proper and orderly development of the municipality.

Subsection 53(12) of the Planning Act states:

53. (12) *A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32.*

This rationale will speak to the following criteria outlined in subsection 51(24) of the Planning Act.

51(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The severance and easements are within the urban area of the City of Ottawa. The proposed development has regard for the following matters of provincial interest:

- the supply, efficient use and conservation of energy and water;
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- the minimization of waste;
- the orderly development of safe and healthy communities;
- the appropriate location of growth and development; and
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

(b) whether the proposed subdivision is premature or in the public interest;

The severance and easements are located within a fully developed neighbourhood where hard and soft services are available. As such, the severance of the Subject Site is not premature.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The Subject Site is designated General Urban Area on Schedule B of the City of Ottawa Official Plan (OP).

The City of Ottawa Official Plan encourages and supports infill and intensification in the urban area (Section 2.2). Section 2.2.2 of the Official Plan speaks to the promotion of intensification as a strategy to manage growth in a sustainable way and states that,

intensification is the most cost-effective pattern for the provision of municipal services, transit and other infrastructure and supports a cleaner, healthier city. In addition, Section 2.2.2 of the OP states that *"Within lands designated General Urban Area, opportunities for intensification exist and will be supported... The scale of intensification will vary, depending upon factors such as the existing built context and proximity to major roads and transit.*

The severance and easements result in intensification of an existing lot within the General Urban Area and a cost-effective land use pattern for the provision of services, transit and infrastructure. The proposed severances conform to the City of Ottawa Official Plan.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The Subject Site is zoned Residential First Density Subzone M Exception 749 (R1M[749]) in the City of Ottawa Zoning By-law 2008-250. The severance of the Subject Site would conform to the minimum lot area, and minimum lot width performance standards under the R1M zone.

A Zoning By-law amendment is anticipated to be heard by City Council on February 10th, 2021 that would rezone the Subject Site to a Residential Fourth Density Subzone J Exception XXXX. The severance of the Subject Site would conform to the minimum lot area, and minimum lot width performance standards under the R4J zone.

The proposed lots conform to the existing R1M zone and will conform to the requirements of the amended zoning. The proposed lots are suitable for the proposed use.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

Not applicable.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

A 24m road widening protection is being taken from the centerline of McCurdy Drive.

(f) the dimensions and shapes of the proposed lots;

The Subject Site is zoned Residential First Density Subzone M Exception 749 (R1M[749]) in the City of Ottawa Zoning By-law 2008-250. The severance of the Subject Site would conform to the minimum lot area, and minimum lot width performance standards under the R1M zone.

A Zoning By-law amendment is anticipated to be heard by City Council on February 10th, 2021 that would rezone the Subject Site to a Residential Fourth Density Subzone J Exception XXXX. The severance of the Subject Site would conform to the minimum lot area, and minimum lot width performance standards under the R4J zone.

The proposed lots conform to the existing R1M zone and will conform to the requirements of the amended zoning. The dimensions and shapes of the proposed lots are suitable for development.

(g) *the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

An easement for vehicular access to Maple Grove Road over Part 2 in favor of Part 4 will be required. An easement for a stormwater management outlet over Part 5 in favor of Part 4 will be required.

(h) *conservation of natural resources and flood control;*

Not applicable.

(i) *the adequacy of utilities and municipal services;*

The Subject Site is connected to existing utilities and municipal services. Adequate municipal services are available to service the site.

(j) *the adequacy of school sites;*

There are several schools located in proximity to the Subject Site including Holy Trinity Catholic High School, Holy Redeemer School, Castlefrank Elementary School, Katimavik Elementary School, and Roger St. Dennis Catholic Elementary School.

(k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

It is anticipated that cash-in-lieu of parkland dedication will be a condition of consent.

(l) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

Infill and intensification within the urban area efficiently utilizes energy (infrastructure, services, transit, etc) and land.

(m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

Not applicable.

Conclusion:

The proposed severance and easement applications result in the creation of two lots that compliments the pattern, scale, and the desirable characteristics of the neighbourhood. The proposed lots and easement have regard for matters of provincial interest, are not premature, are in the public interest, conform to the Official Plan, are suitable for the land, have adequate utilities and municipal services, are located close to schools, and utilize services efficiently. The proposed lots satisfy the criteria of Section 51(24) of the Planning Act.

In support of the applications for consent and easement, please find enclosed:

- A Severance Application Form for Parts 1, 2, 3 (1 original and 2 copies)
- A Severance Application Form for Parts 4 (1 original and 2 copies)
- Two Severance Sketches for the Subject Properties (four copies of 11x17 and one 8 ½x11)
- Draft Reference Plan (four copies of 11x17 and one 8 ½x11)
- Site Plan (four copies of 11x17 and one 8 ½x11)
- Parcel Abstract (one copy)
- One cheque

Should you have any questions regarding these applications, please do not hesitate to contact me.

Yours truly,

NOVATECH



Taylor West, M.Sc. (Plan)
Planner
t.west@novatech-eng.com
613.254.9643 Ext 316

TAB 3A

Notice of Public Record

All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of the *Planning Act*, R.S.O. 1990 C.P.13.

Municipal Freedom of Information and Protection Act

Personal information on this form is collected under the Authority of the *Planning Act* and will be used to process this application.

APPLICATIONS WILL BE RETURNED IF ALL REQUIRED INFORMATION IS NOT PROVIDED

SECTION 1: Pre-Consultation

Have you pre-consulted with the following?

- yes no A Development Information Officer/Zoning Enforcement Officer
- yes no A Solicitor, since a Consent application involves legal processes
- yes no City Planning Staff
- yes no The Conservation Partners (if applicable)
- yes no Your Ward Councillor
- yes no Your Local Community Association(s)
- yes no Your Neighbours
- yes no Have you familiarized yourself with Hydro Ottawa's service requirements?
Please visit their website for information (<http://HydroOttawa.com>)

SECTION 2: Mandatory Submission Requirements

- yes no A completed **Application Form - 1 original & 2 copies**
- yes no A detailed cover letter explaining the nature of the application(s). It is imperative that you provide all the planning evidence necessary to support the application(s) being made. Depending on the nature of the consent requested, this evidence may be in the form of detailed explanations and rationale, illustrations and/or photographs showing the existing streetscape, contextual plans (showing abutting structures), historical information and/or detailed plans (showing windows, openings and accessory structures) on the subject and abutting properties - **4 copies**
- yes no A **Draft Reference Plan** (in metric), prepared by an Ontario Land Surveyor, showing all structures located on the property (see below for Rural requirements) - **4 full-sized copies and 1 reduced copy (8½" x 11")**
- yes no A **Parcel Abstract Page (PIN)** or a letter from a Solicitor confirming the names of **all** Registered Owners of the property
- yes no A completed **Authorization, signed by all the Registered Owners** (see page 9) when an Agent is acting on behalf of the Owner(s)

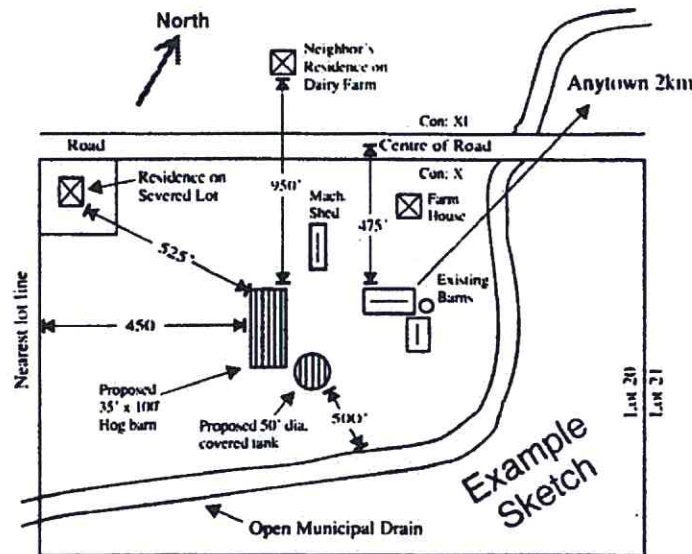
RURAL SEVERANCES ONLY

- yes no A **Farm Data Sheet** for a surplus farm residence (if applicable)
- yes no A **Minimum Distance Separation (MDS)** (Ontario Ministry of Agriculture, Food and Rural Affairs), if severance is within 1000 metres of an agricultural operation
- yes no A **Sketch** may be substituted for a Draft Reference Plan - **4 full-sized copies and 1 reduced copy (8½" x 11")**

(Please see Notes: on the next page)

RURAL SKETCH REQUIREMENTS

- The boundaries and dimensions of the parcel that is to be severed and the part that is to be retained; Label the "TO BE SEVERED" (outlined in Red) and "TO BE RETAINED" (outlined in Green).
- The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- The distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, barns, sand pits, quarries, wells and septic tanks.
- The existing uses on adjacent land, such as residential, agricultural and commercial uses.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
- If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.
- A North arrow.
- Location and size of all existing and proposed buildings on the property.
- Distances (in metric) from proposed structures to public roads and neighbouring dwellings.
- Location and distances (in metric) from subject structures to nearest area zoned 'Residential' and current use of lands/buildings adjacent to subject property.
- Location and distances (in metric) from subject structures to all streams, ditches, municipal drains, manure tanks, pads and earthen storage.
- Locate and identify (drilled, or dug) wells and septic beds and their distances to proposed lot lines.
- Any other unusual siting conditions.



Notes:

1. There is a risk to the applicant in submitting a sketch. Should there be a variation in the dimensions shown on the sketch and the dimensions on the final reference plan, you may need to re-apply for the severance.
2. To avoid any unnecessary delays it is recommended that you file your application directly with the Committee of Adjustment office, located at 101 Centrepointe Drive, on the 4th floor.
3. All additional supporting documentation should be filed along with your application prior to the Public Hearing to avoid any unnecessary adjournments. In addition to the submission requirements found on the application form, it is imperative that the applicant provide all the planning evidence necessary to support the application(s) being made. Depending on the nature of the consent being requested, this evidence may be in the form of a detailed explanation/ rationale, illustrations and/ or photographs showing the existing streetscape, contextual plans (showing adjacent structures), historical information and/ or detailed plans (including windows, openings, accessory structures) of the subject and abutting properties. This should assist you in making an informed presentation at the Public Hearing. It is the responsibility of the applicant to ensure that all Public Notice signage is posted in accordance with regulations under the *Planning Act*. Please consult with the Committee of Adjustment staff regarding current procedures.
4. In order to make an informed presentation at the Public Hearing you are encouraged to keep a copy of your completed application form, including plans, since the Committee will not be returning any submission materials filed with your applications.
5. Requests for adjournment should be made in writing prior to the Public Hearing and will be considered by the Committee shortly after the commencement of the Hearing. Adjournments and any re-circulation of an application are at the discretion of the Committee. Re-circulation will be subject to a further fee. (See Section No. 3 on page 3)

Section 3: Fees

APPLICATION FEES ARE NON-REFUNDABLE

Consent:

An application for consent to create one new lot or part of a new lot from one existing lot, under a single ownership. Also, an application for a lot line adjustment, creation of easements and/ or rights-of-way, joint-use and maintenance agreement, mortgage or partial discharge of mortgage, correction of title, or a lease for a period of 21 years or more.

Application Type	Committee of Adjustment Fees	Conservation Partners Review Fee	City Planning Review Fee	Total
Full municipal services	\$1,889	\$110	\$758	\$2,757
Not full municipal services	\$1,889	\$470	\$758	\$3,117

Secondary Consent:

Each additional consent application pertaining to contiguously owned property under the same ownership.

Application Type	Committee of Adjustment Fees	Conservation Partners Review Fee	City Planning Review Fee	Total
Full municipal services	\$1,187	\$110	N/A	\$1,297
Not full municipal services	\$1,187	\$470	N/A	\$1,657

Combined Consent & Minor Variance:

An application for consent and an application for minor variance on a single proposed new parcel.

Application Type	Committee of Adjustment Fees	Conservation Partners Review Fee	City Planning Review Fee	Total
Full municipal services	\$3,076	\$220	\$874	\$4,170
Not full municipal services	\$3,076	\$580	\$874	\$4,530

Secondary Combined Consent & Minor Variance:

Each additional combined consent and minor variance application on contiguously owned property.

Application Type	Committee of Adjustment Fees	Conservation Partners Review Fee	City Planning Review Fee	Total
Full municipal services	\$2,374	\$220	N/A	\$2,594
Not full municipal services	\$2,374	\$580	N/A	\$2,954

Validation of Title/ Power of Sale:

Application Type	Committee of Adjustment Fees	Conservation Partners Review Fee	City Planning Review Fee	Total
Validation of Title/ Power of Sale:	\$1,797	N/A	N/A	\$1,797

Consent or Minor Variance/ Permission Re-circulation

Application Type	Committee of Adjustment Fees	Conservation Partners Review Fee	City Planning Review Fee	Total
Consent or Minor Variance/ Permission Re-circulation	\$662	N/A	N/A	\$662

Combined Consent & Minor Variance/ Permission Re-circulation

Application Type	Committee of Adjustment Fees	Conservation Partners Review Fee	City Planning Review Fee	Total
Combined Consent & Minor Variance/ Permission Re-circulation	\$962	N/A	N/A	\$962

SECTION 4: Presentations and Public Hearing

Note:

It is your responsibility to obtain copies of any reports or correspondence associated with your file prior to the Public Hearing, as these submissions may have a serious impact on your application. Reports and correspondence are generally available on the Friday preceding the Public Hearing and arrangements to obtain copies can be made by contacting the Committee office. This will also help you make an informed presentation to the Committee. Please note that presentations will be limited to 5 minutes. Any exceptions to this limit will be at the discretion of the Committee Chair.

All presentation materials presented at the Public Hearing should be in an 8 ½" x 11" format.

For further information on what to expect at a [Committee of Adjustment](#) Hearing, please visit the Committee's website;

OFFICE USE ONLY	
Application No DOB-DI-21/B-000006	Application Received
Date Application Deemed Complete	Staff Person Present
Fee Received <input type="checkbox"/> YES <input type="checkbox"/> NO Committee of Adjustment <input type="checkbox"/> YES <input type="checkbox"/> NO Conservation Partners <input type="checkbox"/> YES <input type="checkbox"/> NO Planning Review	Staff Person Assigned
	City Ward #
	Former Municipality

Section 5: Application Details

PURPOSE OF THE APPLICATION (e.g. to sever one lot for residential purposes)

Sever the lot into two to construct one low-rise apartment dwelling on each lot.

Location of Subject Property

Municipal Address (all addresses):

33 Maple Grove

Closest Street Intersection:

Maple Grove / McCurdy

Community Name: Kanata South

City Ward #: 23

Legal Description (for entire subject parcel)

Lot (s) 30

Concession(s) 12

Block(s)

Reg. Plan No(s)

Ref. Plan No(s) 5R12018

Part No(s) on Ref. Plan 1

Former Municipality KANATA/GOULBOURN

Contact Information

Municipal Freedom of Information and Privacy Act - Personal Information on this form is collected under authority of the *Planning Act* and will be used to process this application.

Name / Title <i>All Registered Property Owner(s) or Registered Company Names must be listed.</i>	Mailing Address Postal Code	Contact Numbers Email
<input checked="" type="radio"/> Mr. <input type="radio"/> Mrs. <input type="radio"/> Ms. First Name: <input type="text"/> Last Name: <input type="text"/>	<input type="text"/>	Phone No. <input type="text"/> Fax No. <input type="text"/> Email <input type="text"/>
<input checked="" type="radio"/> Mr. <input type="radio"/> Mrs. <input type="radio"/> Ms. First Name: <input type="text"/> Last Name: <input type="text"/> <input type="checkbox"/> Under Agreement to Purchase and Sale	<input type="text"/>	Phone No. <input type="text"/> Fax No. <input type="text"/> Email <input type="text"/>
COMPANY Company Name: <input type="text"/> MG4 Investments Inc.	<input type="text"/>	Phone No. <input type="text" value="613-823-1616"/> Fax No. <input type="text"/> Email <input type="text" value="rizak@ratigroup.com"/>
AGENT <input checked="" type="radio"/> Mr. <input type="radio"/> Mrs. <input type="radio"/> Ms. First Name: <input type="text" value="Taylor"/> Last Name: <input type="text" value="West"/>	240 Michael Cowpland Drive Suite 200 Ottawa, ON K2M 1P6	Phone No. <input type="text" value="613.254.9643"/> Fax No. <input type="text"/> Email <input type="text" value="t.west@novatech-eng.com"/>
Unless otherwise requested, all communications will be sent to the Owner's Authorized Agent.		

Description of Request

1. Type and purpose of proposed transaction: (check appropriate box)

- Transfer:
- | | |
|--|---|
| <input checked="" type="checkbox"/> Creation of a new lot | <input type="checkbox"/> Correction of title |
| <input type="checkbox"/> Creation of lot(s) for semi-detached or row housing | <input type="checkbox"/> Maintenance and joint-use agreement |
| <input type="checkbox"/> Addition to a lot (lot line adjustment) | <input type="checkbox"/> Easement / right-of-way |
| <input type="checkbox"/> Partial discharge of mortgage / charge | <input type="checkbox"/> Lease |
| <input type="checkbox"/> Mortgage / charge | <input type="checkbox"/> Other purpose (specify) <input type="text"/> |

2. If a lot line adjustment, description of parcel to which severed parcel will be added and name of the person(s) to whom land or interest in land is to be transferred, charged or leased:

3. Are there any **existing easements** or restrictive covenants affecting the subject land? Yes No

If YES, describe the easement or covenant and its effect.

4. Describe any proposed easements / rights-of-ways:

Easement on Part 2 and 5 on the submitted severance sketch and draft reference plan in favor of Part 4 for access and stormwater. (Part 2 Area = 77.7m² Frontage = 4.5m Depth = 17.27m) (Part 5 Area = 51.83 Frontage = 3m Depth = 17.28)

Description of Request

Description

	Severed	Retained
Parts on Reference Plan (if applicable)	1, 2, 3, 5	4
Frontage (m) - include all frontages on open roadways	17.53	16.02
Depth (m) (please indicate if depth is irregular)	50.04	47.62
Area m ² /ha	864.2	751.5
This parcel fronts on (St/Rd)	Maple Grove	Maple Grove
Proposed Easements / Rights-of-Ways	Yes, on Part 2 and 5	

Use of Property

	Severed	Retained
Existing Use(s)	Residential	Residential
Proposed	Residential	Residential
Address of Existing House (St/Rd)	33 Maple Grove	33 Maple Grove

Buildings / Structures

	Severed	Retained
Existing	Detached Dwelling	Detached Dwelling
Proposed	Low Rise Apartment Dwelling	Low Rise Apartment Dwelling

Water Supply (note existing & proposed)

	Severed	Retained
City piped water system	Yes	Yes
Private individual well		
A lake or other water body		
Other means (i.e. communal well)		

Sewage Disposal

	Severed	Retained
City sanitary sewer system	Yes	Yes
Private septic system		
A privy		
Other means (i.e. communal septic system)		

Stormwater Drainage

	Severed	Retained
City storm sewers	Yes	Yes
Roadside ditches		
Lot swales		
Other means (i.e. communal stormwater pond)		

Access - Name of

	Severed	Retained
Municipal Road	McCurdy Drive	McCurdy Drive
Regional Road		
Provincial Highway		
Name of Right-of-Way/Lane		

If access is by water only, the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject lands and nearest public road:

5. Date of construction of all existing buildings / structures:

6. Are there any agriculture operations, abattoirs, livestock operations, stockyards, kennels, and/or aggregate operations (sand/gravel pit and/or quarry) location within 1000 metres of the subject lands?

Yes No

If YES, please provide municipal address and illustrate on sketch

If YES, please complete the attached Ontario Ministry of Agriculture, Food and Rural Affairs - **Minimum Distance Separation Form (MDS)**

Description of Request

7. RURAL severances only:

- a) Did this property exist as one parcel of land on May 14, 2003? Yes No
- b) Is this application to create a parcel of land for a Farm related surplus farm residence?
(Please also complete a "Farm Data Form" and an "MDS Form" for a surplus farm residence) Yes No
- c) Rural residential lot severance infill single residential lot
- d) Other type (explain)

8. Identify previous uses of this property or lands immediately adjacent that may have resulted in contamination of the site, (i.e. land fills, petroleum storage / transfer facilities, etc.)

9. Planning Information (Please contact a Development Information Officer at your closest Client Service Centre or call 311):

a) Official Plan Designation

General Urban Area

b) Zoning Designation

R4J[XXXX]

c) Zoning By-law#

2008-250

10. Past Application History

Has this parcel of land ever been the subject of:	File Number	Other Details
<input type="checkbox"/> Official Plan Amendment <input type="radio"/> Regional <input type="radio"/> Local		
<input checked="" type="checkbox"/> Zoning By-law Amendment	D02-02-20-0060	P. Committee Jan 14 2020
<input type="checkbox"/> Subdivision Application		
<input type="checkbox"/> Site Plan Application		
<input type="checkbox"/> Consent (Severance) Application		
<input type="checkbox"/> Minor Variance Application		
<input type="checkbox"/> Building Permit Application		
<input type="checkbox"/> Other (e.g. Road Opening)		

Description of Request

11. Current Application History

Is this parcel of land currently the subject of:	File Number	Status: Being Processed	Status: Council Approval
<input type="checkbox"/> Official Plan Amendment			
<input checked="" type="checkbox"/> Zoning By-law Amendment	D02-02-20-0060	Yes	
<input type="checkbox"/> Subdivision Application			
<input type="checkbox"/> Site Plan Application			
<input type="checkbox"/> Consent (Severance) Application			
<input type="checkbox"/> Minor Variance Application			
<input type="checkbox"/> Building Permit Application			
<input type="checkbox"/> Other (i.e. Road Opening)			

Affidavit or Sworn Declaration that the Information is Accurate

I, _____, of the City of _____, solemnly declare that all of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of *The Canada Evidence Act*.

SWORN (or declared) BEFORE ME

At the City of _____

This _____ day of _____ 20____.

Commissioner of Oaths

Signature of Applicant

Authorization of Owner for Agent to Make the Application

If the application is to be signed by an agent/solicitor on behalf of the owner, the following authorization must be completed or the owner must submit a letter of authorization.

I, _____, am the owner of the land that is the subject of this application and I authorize _____ to make this application on my behalf.

Date

Signature of Owner

Minimum Distance Separation I

Data Information Submission

(if severance is within 1000 metres of an agricultural use)

More information on Minimum Distance Information can be found at the following Website.

http://www.omafra.gov.on.ca/english/landuse/facts/mds_order.htm

Applicant Information

Full Name:

Farm / Comp. Name:

Address:

Email Address:

Telephone #:

Fax #:

Property Information for Parcel on which Livestock Building is Located

Address:

Lot:

Concession:

Former Municipality:

Number of Tillable hectares:

Barn Sizes with Livestock (in square metres):

Existing:

Existing:

Existing:

Existing:

Existing:

Existing:

Livestock Information

Horses:

Exist.	Animal Type
	Small-framed, mature; <227kg (including unweaned offspring)
	Medium-framed, mature; > 227-680kg (including unweaned offspring)
	Large-framed, mature; >680 kg (including unweaned offspring)

Beef Cattle:

Exist.	Animal Type
	Backgrounders (7-12.5 months)
	Cows, including calves to weaning (all breeds)
	Feeders (7-16 months)
	Shortkeepers (12.5-17.5 months)

Sheep:

Exist.	Animal Type
	Ewes & Rams (Dairy Operation; includes unweaned offspring & replacements)
	Ewes & Rams (for meat; includes unweaned offspring & replacements)
	Lambs (Dairy or feeder lambs)

Alpaca:

Exist.	Animal Type
	Adults (includes unweaned young and replacements)
	Feeders (23-48kg)

Swine:

Exist.	Animal Type
	Breeders gilts (Entire barn designed specifically for this purpose)
	Feeders (27-105kg)
	Sows with litter, dry sows/boars (non-SEW)
	Sows with litter, dry sows/boars (SEW)
	Weaners (7-27kg)

Turkeys:

Exist.	Animal Type
	Breeder Toms
	Broiler (day olds to 6.2kg)
	Hens (day olds up from 6.2 to 10.8kg; 7.5kg typical)
	Toms (day olds up to over 10.8 to 20 kg; 14.5kg typical)
	Turkey Breeder Layers (Males/Females transferred in from grower barn)
	Turkey Pullets (day old until transferred to layer turkey barn)
	Turkey (any other weights)

Dairy:

Exist.	Animal Type
	Calves Small Frame (30-125kg) (e.g. Jerseys)
	Calves Medium Frame (39-148kg) (e.g. Guernseys)
	Calves Large Frame (45-182kg) (e.g. Holsteins)
	Heifers Small Frame (125-364kg) (e.g. Jerseys)
	Heifers Medium Frame (148-455kg) (e.g. Guernseys)
	Heifers Large Frame (182-545kg) (e.g. Holsteins)
	Milking-age Cows (Dry or Milking) Small Frame (364-455kg) (e.g. Jerseys)
	Milking-age Cows (Dry or Milking) Medium Frame (455-545kg) (e.g. Guernseys)
	Milking-age Cows (Dry or Milking) Large Frame (545-636kg) (e.g. Holsteins)

Poultry:

Exist.	Animal Type
	Broiler Breeder growers (Males/Females) transferred out to layer barn
	Broiler Breeder growers (Males/Females) transferred in from grower barn
	Broilers (8 week Cycle)
	Broilers (9 week Cycle)
	Broilers (10 week Cycle)
	Broilers (12 week Cycle)
	Broilers (Any other Cycle)
	Layer Hens (for eating eggs; after transfer from pullet barn)
	Layer Hens (day olds until transferred into layer barn)

Goats:

Exist.	Animal Type
	Does & Bucks (for dairy; includes unweaned offspring & replacements)
	Does & Bucks (for meat; includes unweaned offspring & replacements)
	Kids (Dairy or feeder Kids)

Other:

Exist.	Animal Type

Identify Type of Manure Storage

Check those that apply:

- No storage required (manure / material is stored for less than 14 days)
- V1. Solid, inside, bedded pack
- V2. Solid, outside, covered
- V3. Solid, outside, no cover, >30% Dry matter
- V4. Solid, outside, no cover, 18-30% Dry matter, with covered liquid runoff storage
- L1. Solid, outside, no cover, 18-30% Dry matter, with uncovered liquid runoff storage
- V5. Liquid, inside, underneath slatted floor
- V6. Liquid, outside, with a permanent, right fitting cover
- V7. Liquid (treated manure/material), outside, no cover
- L2. Liquid, outside, with a permanent floating cover
- M1. Liquid, outside, no cover, straight-walled storage
- M2. Liquid, outside, roof, but with open sides
- H1. Liquid, outside, no cover, sloped-sided storage

Farm Data Form

This form must be completed if you are applying for a surplus farm residence.

Owner's Name:

Former Township of:

Lot:

Concession:

For the purpose of determining eligibility, please provide the following:

1. How long have you owned the subject farm?

2. Are you presently farming full time? Yes No

If YES, for how long?

Farm Registration #:

If NO, when did you stop?

What % of your time do/did you farm?

3. Area of subject farm hectares

Number of hectares: tillable

Pasture

Bush

Wetlands

Barn: Livestock Capacity (Type and number)

Animals presently housed

Type of housing

Type of manure system

4. Do/did you **own** any other farms? Yes No

Lot

Conc.

Former Twp.

No. of hectares

Lot

Conc.

Former Twp.

No. of hectares

Lot

Conc.

Former Twp.

No. of hectares

5. Do/did you **rent** any other farms? Yes No

Lot

Conc.

Former Twp.

No. of hectares

Lot

Conc.

Former Twp.

No. of hectares

Lot

Conc.

Former Twp.

No. of hectares

6. What improvements have you made to the subject farm since purchasing it? (e.g. clearing, tile drainage, buildings, etc.)

7. How many persons does/did your farm employ? Please specify if it is a relative and their relationship to you.

a) Full-time:

b) Part-time

Authorization of Owner for Agent to Make the Application

If the application is to be signed by an agent/solicitor on behalf of the owner, the following authorization must be completed or the owner must submit a letter of authorization.

A. WHERE THE PROPERTY IS OWNED BY ONE OR MORE NATURAL PERSONS

I, _____, am an owner of the land that is the subject of this application and I authorize _____ to make this application on my behalf.

Date

Signature of Owner

OR

B. WHERE THE PROPERTY IS OWNED BY A COMPANY OR CORPORATION

I, _____, having signing authority for _____ (name of corporation or numbered company)

that is owner of the land that is the subject of this application authorize _____ to make this application on the company's/corporation's behalf.

Date

Signature of Signing Officer

TAB 3B

Notice of Public Record

All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of the *Planning Act*, R.S.O. 1990 C.P.13.

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Have you pre-consulted with the following?

- yes no A Development Information Officer/Zoning Enforcement Officer
- yes no A Solicitor, since a Consent application involves legal processes
- yes no City Planning Staff
- yes no The Conservation Partners (if applicable)
- yes no Your Ward Councillor
- yes no Your Local Community Association(s)
- yes no Your Neighbours
- yes no Have you familiarized yourself with Hydro Ottawa's service requirements?
 Please visit their website for information (<http://HydroOttawa.com>)

SECTION 2: Mandatory Submission Requirements

- yes no A completed **Application Form - 1 original & 2 copies**
- yes no A detailed cover letter explaining the nature of the application(s). It is imperative that you provide all the planning evidence necessary to support the application(s) being made. Depending on the nature of the consent requested, this evidence may be in the form of detailed explanations and rationale, illustrations and/or photographs showing the existing streetscape, contextual plans (showing abutting structures), historical information and/or detailed plans (showing windows, openings and accessory structures) on the subject and abutting properties - **4 copies**
- yes no A **Draft Reference Plan** (in metric), prepared by an Ontario Land Surveyor, showing all structures located on the property (see below for Rural requirements) - **4 full-sized copies and 1 reduced copy (8½" x 11")**
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- yes no A completed **Authorization, signed by all the Registered Owners** (see page 9) when an Agent is acting on behalf of the Owner(s)

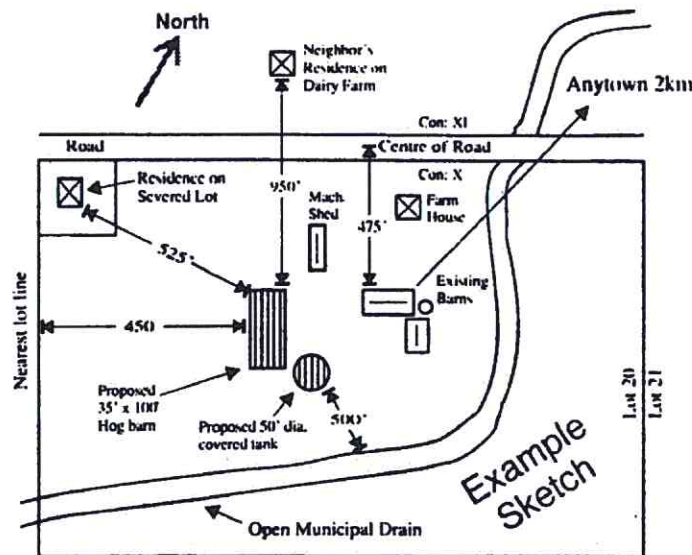
RURAL SEVERANCES ONLY

- yes no A **Farm Data Sheet** for a surplus farm residence (if applicable)
- yes no A **Minimum Distance Separation (MDS)** (Ontario Ministry of Agriculture, Food and Rural Affairs), if severance is within 1000 metres of an agricultural operation
- yes no A **Sketch** may be substituted for a Draft Reference Plan - **4 full-sized copies and 1 reduced copy (8½" x 11")**

(Please see Notes: on the next page)

RURAL SKETCH REQUIREMENTS

- The boundaries and dimensions of the parcel that is to be severed and the part that is to be retained; Label the "TO BE SEVERED" (outlined in Red) and "TO BE RETAINED" (outlined in Green).
- The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- The distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, barns, sand pits, quarries, wells and septic tanks.
- The existing uses on adjacent land, such as residential, agricultural and commercial uses.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
- If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.
- A North arrow.
- Location and size of all existing and proposed buildings on the property.
- Distances (in metric) from proposed structures to public roads and neighbouring dwellings.
- Location and distances (in metric) from subject structures to nearest area zoned 'Residential' and current use of lands/buildings adjacent to subject property.
- Location and distances (in metric) from subject structures to all streams, ditches, municipal drains, manure tanks, pads and earthen storage.
- Locate and identify (drilled, or dug) wells and septic beds and their distances to proposed lot lines.
- Any other unusual siting conditions.



Notes:

1. There is a risk to the applicant in submitting a sketch. Should there be a variation in the dimensions shown on the sketch and the dimensions on the final reference plan, you may need to re-apply for the severance.
2. To avoid any unnecessary delays it is recommended that you file your application directly with the Committee of Adjustment office, located at 101 Centrepointe Drive, on the 4th floor.
3. All additional supporting documentation should be filed along with your application prior to the Public Hearing to avoid any unnecessary adjournments. In addition to the submission requirements found on the application form, it is imperative that the applicant provide all the planning evidence necessary to support the application(s) being made. Depending on the nature of the consent being requested, this evidence may be in the form of a detailed explanation/ rationale, illustrations and/ or photographs showing the existing streetscape, contextual plans (showing adjacent structures), historical information and/ or detailed plans (including windows, openings, accessory structures) of the subject and abutting properties. This should assist you in making an informed presentation at the Public Hearing. It is the responsibility of the applicant to ensure that all Public Notice signage is posted in accordance with regulations under the *Planning Act*. Please consult with the Committee of Adjustment staff regarding current procedures.
4. In order to make an informed presentation at the Public Hearing you are encouraged to keep a copy of your completed application form, including plans, since the Committee will not be returning any submission materials filed with your applications.
5. Requests for adjournment should be made in writing prior to the Public Hearing and will be considered by the Committee shortly after the commencement of the Hearing. Adjournments and any re-circulation of an application are at the discretion of the Committee. Re-circulation will be subject to a further fee. (See Section No. 3 on page 3)

Section 3: Fees

APPLICATION FEES ARE NON-REFUNDABLE

Consent:

An application for consent to create one new lot or part of a new lot from one existing lot, under a single ownership. Also, an application for a lot line adjustment, creation of easements and/ or rights-of-way, joint-use and maintenance agreement, mortgage or partial discharge of mortgage, correction of title, or a lease for a period of 21 years or more.

Application Type	Committee of Adjustment Fees	Conservation Partners Review Fee	City Planning Review Fee	Total
Full municipal services	\$1,889	\$110	\$758	\$2,757
Not full municipal services	\$1,889	\$470	\$758	\$3,117

Secondary Consent:

Each additional consent application pertaining to contiguously owned property under the same ownership.

Application Type	Committee of Adjustment Fees	Conservation Partners Review Fee	City Planning Review Fee	Total
Full municipal services	\$1,187	\$110	N/A	\$1,297
Not full municipal services	\$1,187	\$470	N/A	\$1,657

Combined Consent & Minor Variance:

An application for consent and an application for minor variance on a single proposed new parcel.

Application Type	Committee of Adjustment Fees	Conservation Partners Review Fee	City Planning Review Fee	Total
Full municipal services	\$3,076	\$220	\$874	\$4,170
Not full municipal services	\$3,076	\$580	\$874	\$4,530

Secondary Combined Consent & Minor Variance:

Each additional combined consent and minor variance application on contiguously owned property.

Application Type	Committee of Adjustment Fees	Conservation Partners Review Fee	City Planning Review Fee	Total
Full municipal services	\$2,374	\$220	N/A	\$2,594
Not full municipal services	\$2,374	\$580	N/A	\$2,954

Validation of Title/ Power of Sale:

Application Type	Committee of Adjustment Fees	Conservation Partners Review Fee	City Planning Review Fee	Total
Validation of Title/ Power of Sale:	\$1,797	N/A	N/A	\$1,797

Consent or Minor Variance/ Permission Re-circulation

Application Type	Committee of Adjustment Fees	Conservation Partners Review Fee	City Planning Review Fee	Total
Consent or Minor Variance/ Permission Re-circulation	\$662	N/A	N/A	\$662

Combined Consent & Minor Variance/ Permission Re-circulation

Application Type	Committee of Adjustment Fees	Conservation Partners Review Fee	City Planning Review Fee	Total
Combined Consent & Minor Variance/ Permission Re-circulation	\$962	N/A	N/A	\$962

SECTION 4: Presentations and Public Hearing

Note:

It is your responsibility to obtain copies of any reports or correspondence associated with your file prior to the Public Hearing, as these submissions may have a serious impact on your application. Reports and correspondence are generally available on the Friday preceding the Public Hearing and arrangements to obtain copies can be made by contacting the Committee office. This will also help you make an informed presentation to the Committee. Please note that presentations will be limited to 5 minutes. Any exceptions to this limit will be at the discretion of the Committee Chair.

All presentation materials presented at the Public Hearing should be in an 8 ½" x 11" format.

For further information on what to expect at a [Committee of Adjustment](#) Hearing, please visit the Committee's website;

OFFICE USE ONLY	
Application No	Application Received
Date Application Deemed Complete	Staff Person Present
Fee Received <input type="checkbox"/> YES <input type="checkbox"/> NO Committee of Adjustment <input type="checkbox"/> YES <input type="checkbox"/> NO Conservation Partners <input type="checkbox"/> YES <input type="checkbox"/> NO Planning Review	Staff Person Assigned City Ward # Former Municipality

Section 5: Application Details

PURPOSE OF THE APPLICATION (e.g. to sever one lot for residential purposes)

Sever the lot into two to construct one low-rise apartment dwelling on each lot.

Location of Subject Property

Municipal Address (all addresses):

33 Maple Grove

Closest Street Intersection:

Maple Grove / McCurdy

Community Name: Kanata South

City Ward #: 23

Legal Description (for entire subject parcel)

Lot (s) 30

Concession(s) 12

Block(s)

Reg. Plan No(s)

Ref. Plan No(s) 5R12018

Part No(s) on Ref. Plan 1

Former Municipality KANATA/GOULBOURN

Contact Information

Municipal Freedom of Information and Privacy Act - Personal Information on this form is collected under authority of the Planning Act and will be used to process this application.

Name / Title <i>All Registered Property Owner(s) or Registered Company Names must be listed.</i>	Mailing Address Postal Code	Contact Numbers Email
<input checked="" type="radio"/> Mr. <input type="radio"/> Mrs. <input type="radio"/> Ms. First Name: <input type="text"/> Last Name: <input type="text"/>	<input type="text"/>	Phone No. <input type="text"/> Fax No. <input type="text"/> Email <input type="text"/>
<input checked="" type="radio"/> Mr. <input type="radio"/> Mrs. <input type="radio"/> Ms. First Name: <input type="text"/> Last Name: <input type="text"/> <input type="checkbox"/> Under Agreement to Purchase and Sale	<input type="text"/>	Phone No. <input type="text"/> Fax No. <input type="text"/> Email <input type="text"/>
COMPANY Company Name: MG4 Investments Inc.	<input type="text"/>	Phone No. 613-823-1616 Fax No. <input type="text"/> Email rizak@ratigroup.com
AGENT <input checked="" type="radio"/> Mr. <input type="radio"/> Mrs. <input type="radio"/> Ms. First Name: Taylor Last Name: West	240 Michael Cowpland Drive Suite 200 Ottawa, ON K2M 1P6	Phone No. 613.254.9643 Fax No. <input type="text"/> Email twest@novatech-eng.com
Unless otherwise requested, all communications will be sent to the Owner's Authorized Agent.		

Description of Request

1. Type and purpose of proposed transaction: (check appropriate box)

- Transfer:
- | | |
|--|---|
| <input checked="" type="checkbox"/> Creation of a new lot | <input type="checkbox"/> Correction of title |
| <input type="checkbox"/> Creation of lot(s) for semi-detached or row housing | <input type="checkbox"/> Maintenance and joint-use agreement |
| <input type="checkbox"/> Addition to a lot (lot line adjustment) | <input type="checkbox"/> Easement / right-of-way |
| <input type="checkbox"/> Partial discharge of mortgage / charge | <input type="checkbox"/> Lease |
| <input type="checkbox"/> Mortgage / charge | <input type="checkbox"/> Other purpose (specify) <input type="text"/> |

2. If a lot line adjustment, description of parcel to which severed parcel will be added and name of the person(s) to whom land or interest in land is to be transferred, charged or leased:

3. Are there any **existing easements** or restrictive covenants affecting the subject land? Yes No

If YES, describe the easement or covenant and its effect.

4. Describe any **proposed easements / rights-of-ways**:

Easement on Part 2 and 5 on the submitted severance sketch and draft reference plan in favor of Part 4 for access and stormwater.
 (Part 2 Area = 77.7m² Frontage = 4.5m Depth = 17.27m) (Part 5 Area = 51.83 Frontage = 3m Depth = 17.28)

Description of Request

Description

	Severed	Retained
Parts on Reference Plan (if applicable)	4	1,2,3,5
Frontage (m) - include all frontages on open roadways	16.02	17.53
Depth (m) (please indicate if depth is irregular)	47.62	50.04
Area m ² /ha	751.5	864.2
This parcel fronts on (St/Rd)	Maple Grove	Maple Grove
Proposed Easements / Rights-of-Ways		Yes, on Part 2 and 5

Use of Property

	Severed	Retained
Existing Use(s)	Residential	Residential
Proposed	Residential	Residential
Address of Existing House (St/Rd)	33 Maple Grove	33 Maple Grove

Buildings / Structures

	Severed	Retained
Existing	Detached Dwelling	Detached Dwelling
Proposed	Low Rise Apartment Dwelling	Low Rise Apartment Dwelling

Water Supply (note existing & proposed)

	Severed	Retained
City piped water system	Yes	Yes
Private individual well		
A lake or other water body		
Other means (i.e. communal well)		

Sewage Disposal

	Severed	Retained
City sanitary sewer system	Yes	Yes
Private septic system		
A privy		
Other means (i.e. communal septic system)		

Stormwater Drainage

	Severed	Retained
City storm sewers	Yes	Yes
Roadside ditches		
Lot swales		
Other means (i.e. communal stormwater pond)		

Access - Name of

	Severed	Retained
Municipal Road	McCurdy Drive	McCurdy Drive
Regional Road		
Provincial Highway		
Name of Right-of-Way/Lane		

If access is by water only, the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject lands and nearest public road:

5. Date of construction of all existing buildings / structures:

6. Are there any agriculture operations, abattoirs, livestock operations, stockyards, kennels, and/or aggregate operations (sand/gravel pit and/or quarry) location within 1000 metres of the subject lands?

Yes No

If YES, please provide municipal address and illustrate on sketch

If YES, please complete the attached Ontario Ministry of Agriculture, Food and Rural Affairs - **Minimum Distance Separation Form (MDS)**

Description of Request

7. RURAL severances only:

- a) Did this property exist as one parcel of land on May 14, 2003? Yes No
- b) Is this application to create a parcel of land for a Farm related surplus farm residence?
(Please also complete a "Farm Data Form" and an "MDS Form" for a surplus farm residence) Yes No
- c) Rural residential lot severance infill single residential lot
- d) Other type (explain)

8. Identify previous uses of this property or lands immediately adjacent that may have resulted in contamination of the site, (i.e. land fills, petroleum storage / transfer facilities, etc.)

9. Planning Information (Please contact a Development Information Officer at your closest Client Service Centre or call 311):

a) Official Plan Designation

General Urban Area

b) Zoning Designation

R4J[XXXX]

c) Zoning By-law#

2008-250

10. Past Application History

Has this parcel of land ever been the subject of:	File Number	Other Details
<input type="checkbox"/> Official Plan Amendment <input type="radio"/> Regional <input type="radio"/> Local		
<input checked="" type="checkbox"/> Zoning By-law Amendment	D02-02-20-0060	P. Committee Jan 14 2020
<input type="checkbox"/> Subdivision Application		
<input type="checkbox"/> Site Plan Application		
<input type="checkbox"/> Consent (Severance) Application		
<input type="checkbox"/> Minor Variance Application		
<input type="checkbox"/> Building Permit Application		
<input type="checkbox"/> Other (e.g. Road Opening)		

Description of Request

11. Current Application History

Is this parcel of land currently the subject of:	File Number	Status: Being Processed	Status: Council Approval
<input type="checkbox"/> Official Plan Amendment			
<input checked="" type="checkbox"/> Zoning By-law Amendment	D02-02-20-0060	Yes	
<input type="checkbox"/> Subdivision Application			
<input type="checkbox"/> Site Plan Application			
<input type="checkbox"/> Consent (Severance) Application			
<input type="checkbox"/> Minor Variance Application			
<input type="checkbox"/> Building Permit Application			
<input type="checkbox"/> Other (i.e. Road Opening)			

Affidavit or Sworn Declaration that the Information is Accurate

I, _____, of the City of _____, solemnly declare that all of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of *The Canada Evidence Act*.

SWORN (or declared) BEFORE ME

At the City of _____

This _____ day of _____ 20____.

Commissioner of Oaths

Signature of Applicant

Authorization of Owner for Agent to Make the Application

If the application is to be signed by an agent/solicitor on behalf of the owner, the following authorization must be completed or the owner must submit a letter of authorization.

I, _____, am the owner of the land that is the subject of this application and I authorize _____ to make this application on my behalf.

Date

Signature of Owner

Minimum Distance Separation I

Data Information Submission

(if severance is within 1000 metres of an agricultural use)

More information on Minimum Distance Information can be found at the following Website.

http://www.omafra.gov.on.ca/english/landuse/facts/mds_order.htm

Applicant Information

Full Name:

Farm / Comp. Name:

Address:

Email Address:

Telephone #: Fax #:

Property Information for Parcel on which Livestock Building is Located

Address:

Lot: Concession: Former Municipality:

Number of Tillable hectares:

Barn Sizes with Livestock (in square metres):

Existing:

Existing:

Existing:

Existing:

Existing:

Existing:

Livestock Information

Horses:

Exist.	Animal Type
	Small-framed, mature; <227kg (including unweaned offspring)
	Medium-framed, mature; > 227-680kg (including unweaned offspring)
	Large-framed, mature; >680 kg (including unweaned offspring)

Beef Cattle:

Exist.	Animal Type
	Backgrounders (7-12.5 months)
	Cows, including calves to weaning (all breeds)
	Feeders (7-16 months)
	Shortkeepers (12.5-17.5 months)

Sheep:

Exist.	Animal Type
	Ewes & Rams (Dairy Operation; includes unweaned offspring & replacements)
	Ewes & Rams (for meat; includes unweaned offspring & replacements)
	Lambs (Dairy or feeder lambs)

Alpaca:

Exist.	Animal Type
	Adults (includes unweaned young and replacements)
	Feeders (23-48kg)

Swine:

Exist.	Animal Type
	Breeders gilts (Entire barn designed specifically for this purpose)
	Feeders (27-105kg)
	Sows with litter, dry sows/boars (non-SEW)
	Sows with litter, dry sows/boars (SEW)
	Weaners (7-27kg)

Turkeys:

Exist.	Animal Type
	Breeder Toms
	Broiler (day olds to 6.2kg)
	Hens (day olds up from 6.2 to 10.8kg; 7.5kg typical)
	Toms (day olds up to over 10.8 to 20 kg; 14.5kg typical)
	Turkey Breeder Layers (Males/Females transferred in from grower barn)
	Turkey Pullets (day old until transferred to layer turkey barn)
	Turkey (any other weights)

Dairy:

Exist.	Animal Type
	Calves Small Frame (30-125kg) (e.g. Jerseys)
	Calves Medium Frame (39-148kg) (e.g. Guernseys)
	Calves Large Frame (45-182kg) (e.g. Holsteins)
	Heifers Small Frame (125-364kg) (e.g. Jerseys)
	Heifers Medium Frame (148-455kg) (e.g. Guernseys)
	Heifers Large Frame (182-545kg) (e.g. Holsteins)
	Milking-age Cows (Dry or Milking) Small Frame (364-455kg) (e.g. Jerseys)
	Milking-age Cows (Dry or Milking) Medium Frame (455-545kg) (e.g. Guernseys)
	Milking-age Cows (Dry or Milking) Large Frame (545-636kg) (e.g. Holsteins)

Poultry:

Exist.	Animal Type
	Broiler Breeder growers (Males/Females) transferred out to layer barn
	Broiler Breeder growers (Males/Females) transferred in from grower barn
	Broilers (8 week Cycle)
	Broilers (9 week Cycle)
	Broilers (10 week Cycle)
	Broilers (12 week Cycle)
	Broilers (Any other Cycle)
	Layer Hens (for eating eggs; after transfer from pullet barn)
	Layer Hens (day olds until transferred into layer barn)

Goats:

Exist.	Animal Type
	Does & Bucks (for dairy; includes unweaned offspring & replacements)
	Does & Bucks (for meat; includes unweaned offspring & replacements)
	Kids (Dairy or feeder Kids)

Other:

Exist.	Animal Type

Identify Type of Manure Storage

Check those that apply:

- No storage required (manure / material is stored for less than 14 days)
- V1. Solid, inside, bedded pack
- V2. Solid, outside, covered
- V3. Solid, outside, no cover, >30% Dry matter
- V4. Solid, outside, no cover, 18-30% Dry matter, with covered liquid runoff storage
- L1. Solid, outside, no cover, 18-30% Dry matter, with uncovered liquid runoff storage
- V5. Liquid, inside, underneath slatted floor
- V6. Liquid, outside, with a permanent, right fitting cover
- V7. Liquid (treated manure/material), outside, no cover
- L2. Liquid, outside, with a permanent floating cover
- M1. Liquid, outside, no cover, straight-walled storage
- M2. Liquid, outside, roof, but with open sides
- H1. Liquid, outside, no cover, sloped-sided storage

Farm Data Form

This form must be completed if you are applying for a surplus farm residence.

Owner's Name:

Former Township of:

Lot:

Concession:

For the purpose of determining eligibility, please provide the following:

1. How long have you owned the subject farm?

2. Are you presently farming full time? Yes No

If YES, for how long?

Farm Registration #:

If NO, when did you stop?

What % of your time do/did you farm?

3. Area of subject farm hectares

Number of hectares: tillable

Pasture

Bush

Wetlands

Barn: Livestock Capacity (Type and number)

Animals presently housed

Type of housing

Type of manure system

4. Do/did you own any other farms? Yes No

Lot

Conc.

Former Twp.

No. of hectares

Lot

Conc.

Former Twp.

No. of hectares

Lot

Conc.

Former Twp.

No. of hectares

5. Do/did you rent any other farms? Yes No

Lot

Conc.

Former Twp.

No. of hectares

Lot

Conc.

Former Twp.

No. of hectares

Lot

Conc.

Former Twp.

No. of hectares

6. What improvements have you made to the subject farm since purchasing it? (e.g. clearing, tile drainage, buildings, etc.)

7. How many persons does/did your farm employ? Please specify if it is a relative and their relationship to you.

a) Full-time:

b) Part-time

Authorization of Owner for Agent to Make the Application

If the application is to be signed by an agent/solicitor on behalf of the owner, the following authorization must be completed or the owner must submit a letter of authorization.

A. WHERE THE PROPERTY IS OWNED BY ONE OR MORE NATURAL PERSONS

I, _____, am an owner of the land that is the subject of this application and I authorize _____ to make this application on my behalf.

Date

Signature of Owner

OR

B. WHERE THE PROPERTY IS OWNED BY A COMPANY OR CORPORATION

I, _____, having signing authority

for _____ (name of corporation or numbered company)

that is owner of the land that is the subject of this application authorize _____ to make this application on the company's/corporation's behalf.

Date

Signature of Signing Officer

TAB 4

PLAN 4R
 REGISTERED PROFESSIONAL ENGINEER
 DATE: _____
 PROJECT: _____
 CLIENT: _____

SCHEDULE		CONCLUSION	PIN
NO.	DESCRIPTION		
1	144730	IT	ALLOW (PARTIAL)
2			
3			

**PLAN OF SURVEY OF
 PART OF LOT 30
 CONCESSION 12
 (GEOGRAPHIC TOWNSHIP OF COLLIERBY)
 CITY OF OTTAWA**



METRIC COMMISSION
 THIS PLAN IS A METRIC PLAN AS REQUIRED BY THE METRIC ACT AND THE METRIC REGULATIONS.
 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OF A METRIC CONVERSION.

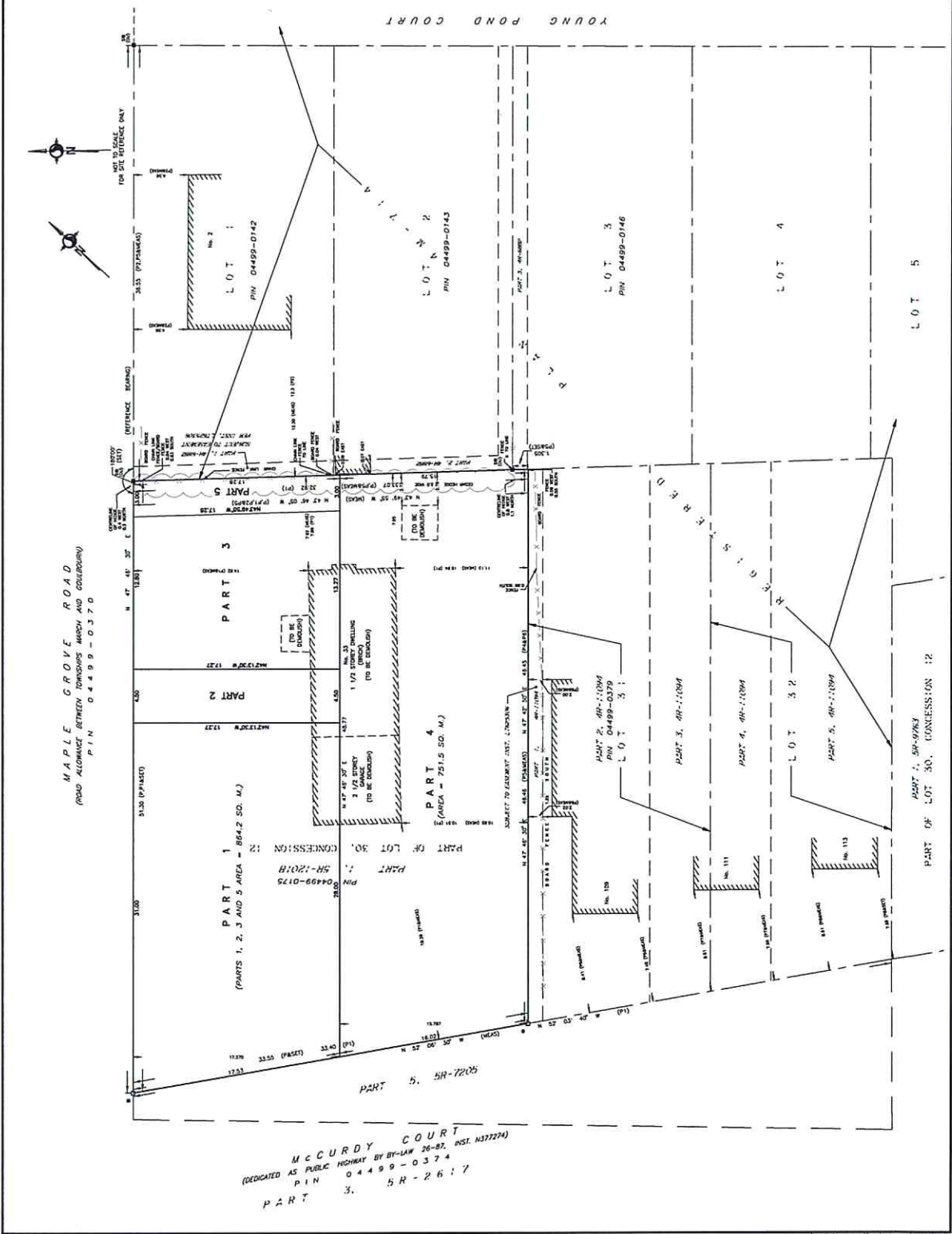
BEARING NOTE
 ALL BEARINGS ARE GIVEN AS TRUE BEARINGS UNLESS OTHERWISE SPECIFIED.
 ALL ANGLES ARE GIVEN AS INTERIOR ANGLES UNLESS OTHERWISE SPECIFIED.

- LEGEND**
- UNDEVELOPED LAND
 - EXISTING ROAD
 - EXISTING UTILITY
 - EXISTING FENCE
 - EXISTING CURB
 - EXISTING DRIVEWAY
 - EXISTING SIDEWALK
 - EXISTING CONCRETE
 - EXISTING ASPHALT
 - EXISTING GRAVEL
 - EXISTING SAND
 - EXISTING SOIL
 - EXISTING VEGETATION
 - EXISTING WATER
 - EXISTING STRUCTURE
 - EXISTING EQUIPMENT
 - EXISTING SIGN
 - EXISTING LIGHT
 - EXISTING POST
 - EXISTING PILE
 - EXISTING BOLT
 - EXISTING NAIL
 - EXISTING WIRE
 - EXISTING CABLE
 - EXISTING PIPE
 - EXISTING DUCT
 - EXISTING TUBE
 - EXISTING CHANNEL
 - EXISTING DRAIN
 - EXISTING GUTTER
 - EXISTING SLOPE
 - EXISTING ELEVATION
 - EXISTING DISTANCE
 - EXISTING AREA
 - EXISTING VOLUME
 - EXISTING WEIGHT
 - EXISTING FORCE
 - EXISTING PRESSURE
 - EXISTING TEMPERATURE
 - EXISTING HUMIDITY
 - EXISTING WIND
 - EXISTING RAIN
 - EXISTING SNOW
 - EXISTING ICE
 - EXISTING FOG
 - EXISTING MIST
 - EXISTING CLOUD
 - EXISTING SUN
 - EXISTING MOON
 - EXISTING STAR
 - EXISTING PLANET
 - EXISTING GALAXY
 - EXISTING UNIVERSE

REVISIONS/CLARIFICATIONS

1. THE PLAN IS TO BE USED FOR THE PURPOSES OF THE METRIC ACT AND THE METRIC REGULATIONS.
2. THE SURVEY WAS COMPLETED ON 01/01/2020.

Stantec
 Stantec Geomatics Ltd.
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 SCARBOROUGH, ONTARIO M1S 1W7
 TEL: 416-223-3111
 FAX: 416-223-3112
 WWW.STANTEC.COM



MCCURDY COURT
 (DEDICATED AS PUBLIC HIGHWAY BY BY-LAW 26-87, DIST. N372224)
 PIN 04499-0374
 PART 3, 5R-26:7

Sew Sketch 1

EASEMENTS IN FAVOR OF PART 4
MAPLE GROVE ROAD
 (ROAD ALLOWANCE BETWEEN TOWNSHIPS MARCH AND GOULBOURN)
 P.I.N. 04499-0370

LANDS TO BE SEVERED
AREA = 864.2m²
 (PARTS 1, 2, 3 AND 5 AREA = 864.2 SQ. M.)

LANDS TO BE RETAINED
AREA = 751.5m²

SEVERANCE APPLICATION #1

33 MAPLE GROVE ROAD

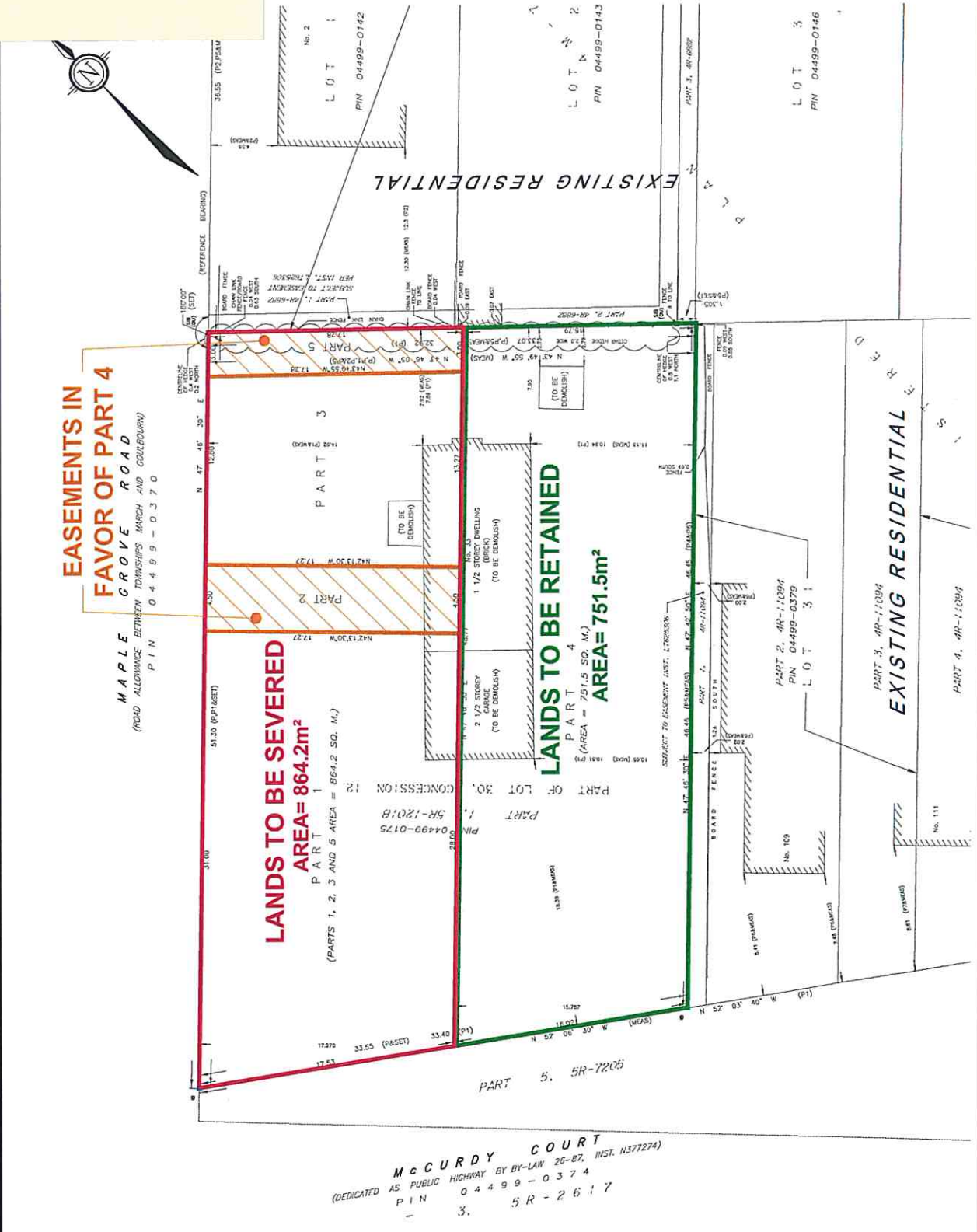
PART OF LOT 30
 CONCESSION 12
 (Geographic Township of Goulbourn)
 CITY OF OTTAWA

1 : 250

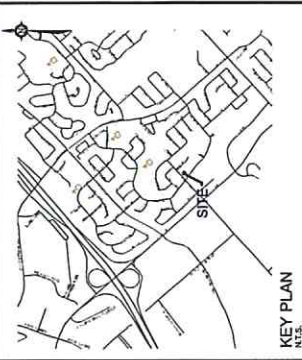
NO.	REVISION	DATE	BY
1	ISSUED FOR CONVEYANCE APPLICATION	JAN 2021	TRP
2	REVISED PER SEVERANCE APPLICATION	JAN 2021	TRP
3	ISSUED FOR CONVEYANCE APPLICATION	DEC 2020	TRP

NOVATECH
 Survey, Mapping & Landscape Architecture
 1100 Goulbourn Street, Ottawa, Ontario, Canada K2H 8Z9
 Telephone: (613) 234-9641
 Fax: (613) 234-9642
 Website: www.novatech.ca

SCALE: JANUARY, 2021
 PROJECT NO.: 119213
 DRAWING NO.: 119213-SEV



MCCURDY COURT
 AS PUBLIC HIGHWAY BY BY-LAW 26-87, INST. N377274
 P.I.N. 04499-0374
 3. 5R-2617



SEVERANCE APPLICATION #2

33 MAPLE GROVE ROAD

PART OF LOT 30
CONCESSION 12
(Geographic Township of Goulbourn)

1 : 250

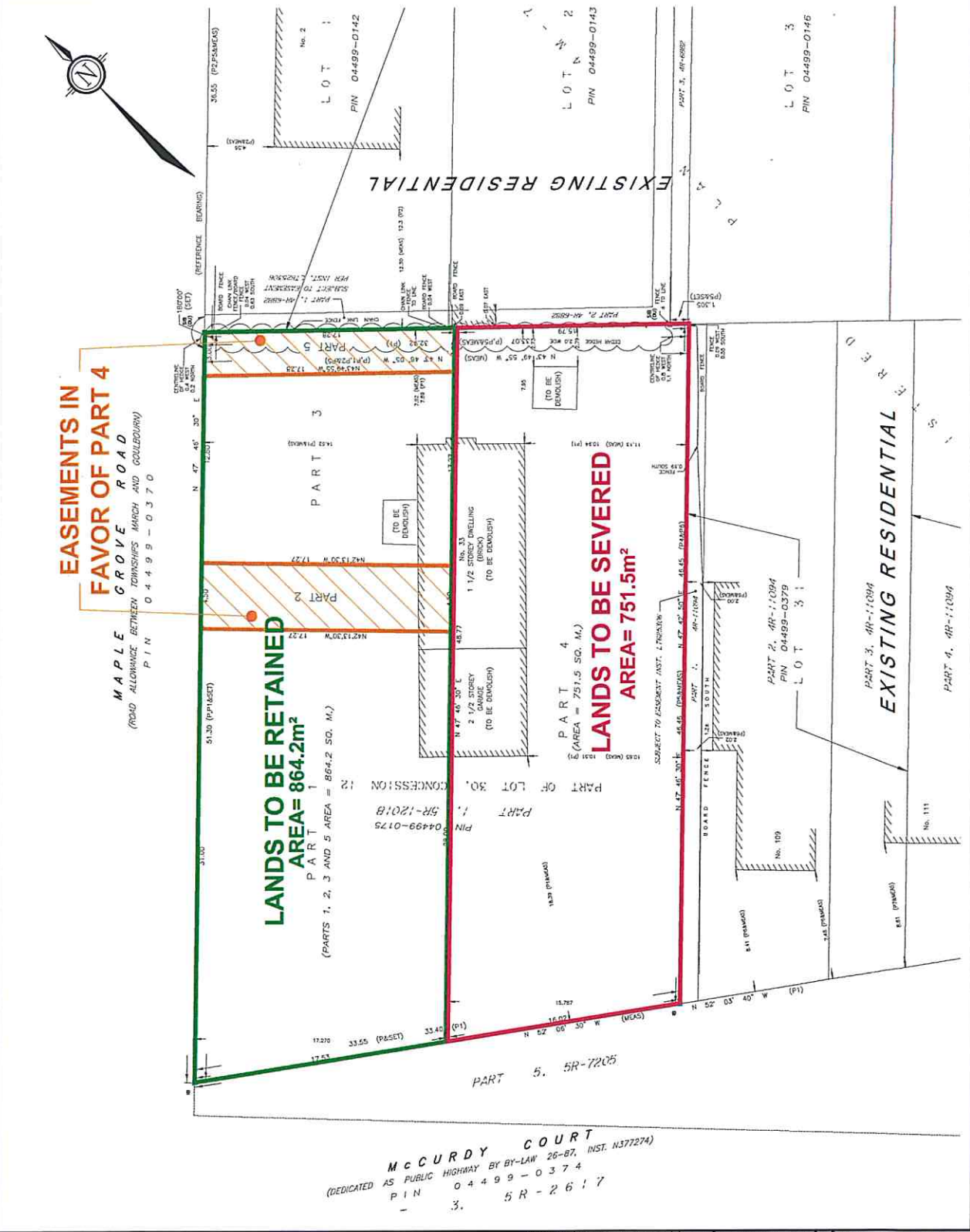
NO.	REVISION	DATE
1	ISSUED FOR CONSULTATION	DEC 1920
2	REVISED PER COMMENTS FOR CONSULTATION	JAN 1921

NOVATECH
Engineering & Planning
1000 Highway 104, Suite 100
Ottawa, Ontario, Canada K2H 1R6
Tel: 613-238-8888
www.novatech.com

ISSUED
JANUARY, 2021

PROJECT NO. 119213

DRAWING NO. 119213-SEV



MCCURDY COURT
AS PUBLIC HIGHWAY BY BY-LAW 26-87, INST. N372274
P.I.N. 04499-0374
3. 5R-2617

TAB 5

LAND
REGISTRY
OFFICE #4

04499-0383 (LT)

PAGE 1 OF 2
PREPARED FOR Samuel01
ON 2024/04/05 AT 14:00:16

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART LOT 30, CONCESSION 12, PARTS 1-5 (INCLUSIVE) PLAN 4R33692; KANATA/GOULBOURN; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 PLAN 4R34572 AS IN OC2485816; CITY OF OTTAWA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 04499-0175

PIN CREATION DATE:

2021/10/04

OWNERS' NAMES

MG4 INVESTMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/10/04 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1995/01/23 **						
5R7205	1983/06/02	PLAN REFERENCE				C
5R12018	1988/08/12	PLAN REFERENCE				C
REMARKS: GB13006						
OC2234512	2020/07/13	TRANSFER	\$574,000	ABDULLAHI, ABDIRIZAK	MG4 INVESTMENTS INC.	C
4R33692	2021/04/16	PLAN REFERENCE				C
OC2379630	2021/07/29	NOTICE	\$1	CITY OF OTTAWA	MG4 INVESTMENTS INC.	C
OC2379631	2021/07/29	NOTICE	\$1	CITY OF OTTAWA	MG4 INVESTMENTS INC.	C
OC2379632	2021/07/29	NOTICE	\$1	CITY OF OTTAWA	MG4 INVESTMENTS INC.	C
OC2380250	2021/07/29	NOTICE	\$1	MG4 INVESTMENTS INC.	MG4 INVESTMENTS INC.	C
OC2383249	2021/08/05	CHARGE		*** DELETED AGAINST THIS PROPERTY ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
 REGISTRY
 OFFICE #4

04499-0383 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC2383255	2021/08/05	NO ASSGN RENT GEN <i>REMARKS: OC2383249.</i>		MG4 INVESTMENTS INC. *** DELETED AGAINST THIS PROPERTY *** MG4 INVESTMENTS INC.	CAISSE DESJARDINS ONTARIO CREDIT UNION INC. CAISSE DESJARDINS ONTARIO CREDIT UNION INC.	
OC2481904	2022/04/25	APL DEPOSIT PLAN		*** COMPLETELY DELETED ***		
4R34572	2022/04/26	PLAN REFERENCE <i>REMARKS: OC2481904.</i>				C
OC2485816	2022/05/03	TRANSFER EASEMENT	\$1	MG4 INVESTMENTS INC.	HYDRO OTTAWA LIMITED	C
OC2618394	2023/07/28	CHARGE	\$7,126,828	MG4 INVESTMENTS INC.	COMPUTERSHARE TRUST COMPANY OF CANADA	C
OC2618395	2023/07/28	NO ASSGN RENT GEN <i>REMARKS: OC2618394.</i>		MG4 INVESTMENTS INC.	COMPUTERSHARE TRUST COMPANY OF CANADA	C
OC2620470	2023/08/02	DISCH OF CHARGE <i>REMARKS: OC2383249.</i>		*** COMPLETELY DELETED *** CAISSE DESJARDINS ONTARIO CREDIT UNION INC.		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

TAB 6

Thursday, April 4, 2024 at 15:01:11 Eastern Daylight Time

Subject: FW: Severance - MG4 Investment Incorporated - 33 Maple Grove Road - D08-01-21/B-00006 and B-00007
Date: Thursday, April 4, 2024 at 3:01:10 PM Eastern Daylight Saving Time
From: Samuel Zakhour

From: Williams, Cheryl <cheryl.williams@ottawa.ca>
Date: Tuesday, March 19, 2024 at 7:28 AM
To: Andrea Puglia <apuglia@barnessammon.ca>
Cc: Samuel Zakhour <samuel.zakhour@barnessammon.ca>
Subject: RE: Severance - MG4 Investment Incorporated - 33 Maple Grove Road - D08-01-21/B-00006 and B-00007

Good morning Angela,

Thank you for the emails. The conditions were all cleared except for condition 13. Do you have any email evidence that you provided the Committee with the in prep transfer and certificate?

Section 53(41) of the *Planning Act* states:

(41) If conditions have been imposed and the applicant has not, within a period of two years after notice was given under subsection (17) or (24), whichever is later, fulfilled the conditions, the application for consent shall be deemed to be refused but, if there is an appeal under subsection (14), (19) or (27), the application for consent shall not be deemed to be refused for failure to fulfil the conditions until the expiry of two years from the date of the order of the Tribunal issued in respect of the appeal or from the date of a notice issued by the Tribunal under subsection

Even if all conditions were marked as cleared, we have no record of receiving the inprep transfer or certificate within two years after provisional consent was granted. The consent applications have lapsed and if the owner wishes to proceed with the severance we will require new applications.

Cheryl Williams

Deputy Secretary-Treasurer | Secrétaire-trésorière adjointe
Committee of Adjustment | Comité de dérogation
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Ottawa ON K2G 5K7
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