

Cover Letter

Addendum to Planning Rationale

September 19, 2023

Mr. Michel Bellemare
Secretary-Treasurer
Committee of Adjustment
101 CentrepoinTE Drive, Fourth Floor
Ottawa, ON K2G 5K7



Dear Mr. Bellemare,

Fotenn Planning + Design has been retained to submit three (3) applications for consent for the purpose of creating four (4) easements. These applications are in addition to the municipal files D08-01-21/A-00348 to D08-01-21/A-00351 and D08-01-21/B-00411 to D08-01-21/B-00414 related to the properties municipally known as 5256 Long Island Road, 5258 Long Island Road, 5260 Long Island Road, and 5291 Driscoll Drive in the Manotick community of the City of Ottawa. Consent and minor variance applications were granted by the Committee of Adjustment on December 17, 2021.

Accordingly, in support of the applications for consent, the following documents are submitted:

- / Grading and Servicing Plan, prepared by T.L. Mak Engineering Consultants Ltd., dated November 2022;
- / Draft Reference Plan/Survey prepared by J.D. Barnes Limited;
- / Plan 4R-35065 prepared by J.D. Barnes Limited, dated October 12, 2022;
- / Three (3) completed application forms;
- / Completed Authorization, signed by all the registered owners when an agent is acting on behalf of the owner(s); and
- / Cheque in the amount of \$6,392 (one primary consent application, two secondary consent applications), made payable to the City of Ottawa.

The following table identifies the lots subject to the previous consent and minor variance applications as identified on Plan 4R-35065.

Municipal Address	Part Number of Plan 4R-35065	Consent File Number	Minor Variance File Number
5256 Long Island Road	Part 1	B-00411	A-00351
5258 Long Island Road	Part 2	B-00412	A-00348
5291 Driscoll Drive	Part 3	B-00413	A-00349
5260 Long Island Road	Part 4	B-00414	A-00350

Condition 4 of the Committee of Adjustment decision to approve the D08-01-21/B-00411 to D08-01-21/B-00414 consent applications states the following:

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 Development Review Manager of the Relevant Branch within 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 Development Review Manger of the Relevant Branch within Planning, Infrastructure and Economic Development Department, or his/her designate.

The grading and drainage plan prepared in response to condition 4 was designed to ensure no excess drainage will be directed toward neighbouring properties. Water flow from the four subject lots will be directed toward Long Island Drive and Driscoll Drive, requiring passage from one subject lot over another. As containment on individual sites was not possible, four (4) 1.2-metre wide drainage easements to direct water flows are required. The proposed easements will be supplemented by terracing through retaining walls on Parts 3 and 4 of Plan 4R-35065 and a swale is within Part 3 of the draft plan. In consultation with municipal staff, it was confirmed that two easements were required across Part 3 of Plan 4R-35065 along both interior lot lines to facilitate drainage directly from Part 4 of Plan 4R-35065.

The following easements are proposed as shown on the draft Plan of Survey and in Figure 1:

1. Part 1 of the draft plan is subject to an easement in favour of Parts 2 and 4 of Plan 4R-35065;
2. Part 2 of the draft plan is subject to an easement in favour of Part 4 of Plan 4R-35065;
3. Part 3 of the draft plan is subject to an easement in favour of Part 4 of Plan 4R-35065; and,
4. Part 4 of the draft plan is subject to an easement in favour of Parts 1, 2 and 4 of Plan 4R-35065.

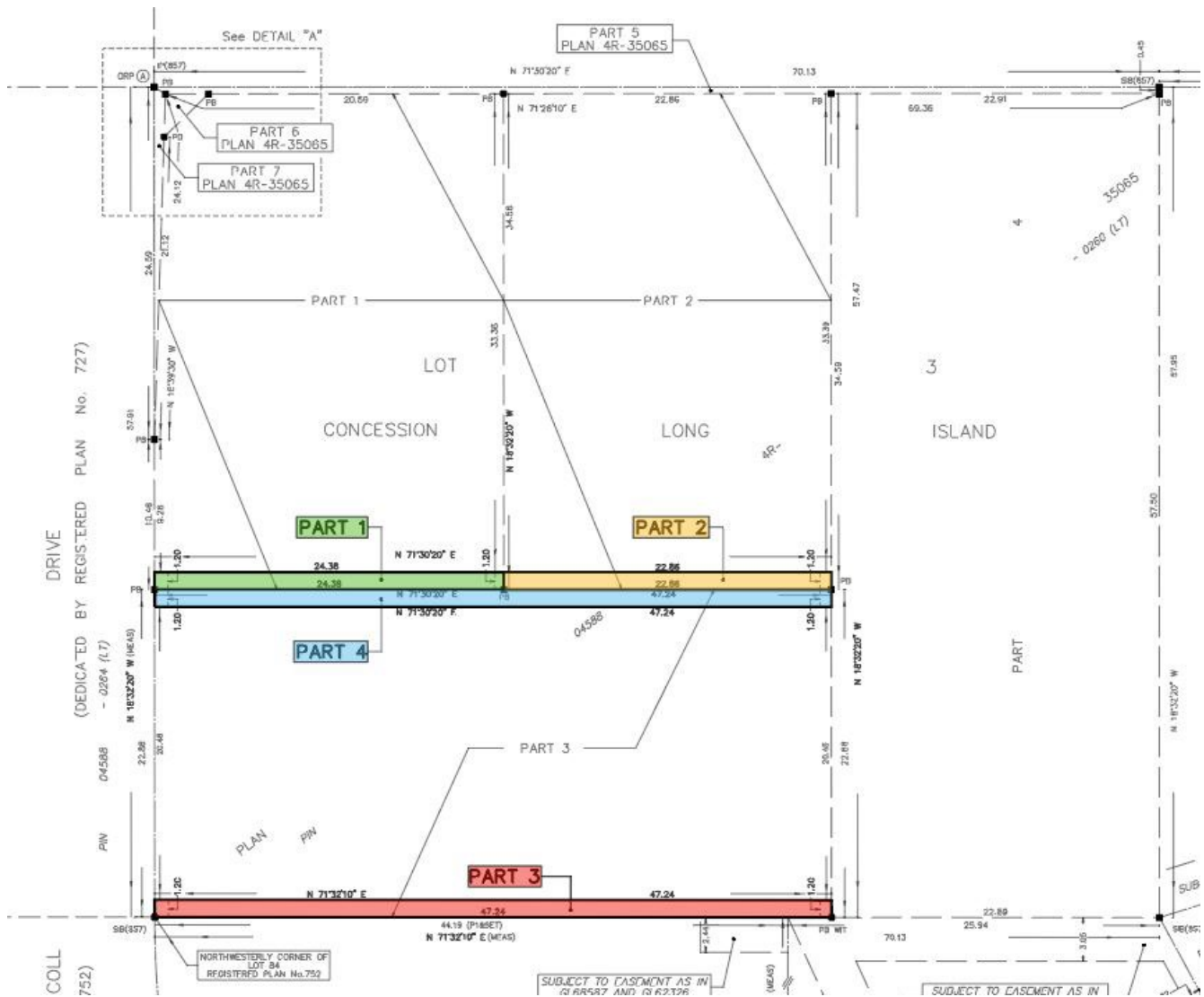


Figure 1: Proposed easements.

The proposal represents good planning as it accounts for appropriate drainage access to the lots and complies with the conditions of the Committee of Adjustment.

If you have any questions regarding these applications, or require additional information, please do not hesitate to contact the undersigned at bolduc@fotenn.com.

Respectfully submitted,



Gabi Scollon
Planner
Fotenn Planning + Design



Jacob Bolduc, MCIP, RPP
Associate
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