

06 June 2023

Cover Letter for Consent Application for:

3486 French Hill Road, Cumberland, ON, K4C 1K7

Committee of Adjustment
Received | Reçu le

2023-06-07

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Committee of Adjustments (COA),

Here is a list of the submissions included with this Consent Application:

1. This Cover Letter
2. Consent Application
3. Letter of Authorization from property owners
4. Sketch of the rural property showing Severed and Retained
5. Parcel Abstract Page (Register)
6. Scoped EIS
7. Hydrogeological Study (newly drilled well)
8. Cheque for the amount of \$3575 per the fee schedule for Consent/Not full services

Property Description:

3486 French Hill Road, Cumberland, ON, K4C 1K7

Part Lot 4, Concession 2

PIN 14541-0147 (LT)

Overview of the Consent Application:

The subject property is ~22.4 ha parcel of land fronting on the south side of French Hill Road in the former municipality of Cumberland.

The land contains an existing single storey dwelling completed in 2011 as well as a storage shed.

This land, and all surrounding land, is residential, Zoned RU and designated Rural Countryside.

The residential property behind 3486 (to the south), also has a horse boarding facility.

Severance: the owner wishes to sever off the existing single storey house and storage shed (1.4 ha)

Retained: the owner wishes to build a new single story residence on the retained parcel (21 ha)

The proposed lot dimensions and areas, for both the Severed Lot and the Retained Lot conform to all Zoning By-Law requirements. No Minor Variances are required.

Due-Diligence:

Ample due-diligence has been performed. There have been discussions with Planners Stephan Kukkonen and Jack Graham:

- We provided a sketch and details of our Consent plans
- Preconsultation completed with Stephan Kukkonen (email from him dated 26Aug2022)
- Preconsultation suggested a Scoped EIS was required due to Flood Plain and NHS concerns
 - Scoped EIS was completed by LRL Engineering
 - Scoped EIS was provided to Planner Jack Graham for initial review
- Preconsultation suggested a Hydrogeological Study would be required
 - a new well was drilled on the retained property
 - Hydrogeological Study was completed by LRL Engineering
 - Hydrogeological Study was provided to Planner Jack Graham for initial review

Based on the preconsultation and completed Studies, Planner Jack Graham suggested the next step was to go forward with the Consent Application.

We believe we have covered all bases prior to the submission of this application, and satisfied the concerns of all involved.

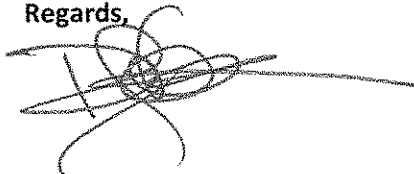
New residence will be Located within the Building Envelope defined by the Scoped EIS:

Please see the EIS and the rural site Sketch provided. The new proposed residence on the Retained property will be located well within the building envelope defined in the Scoped EIS.

Questions or Concerns:

Please contact me directly if there are any questions or concerns, and I will try to clear them up prior to the public hearing.

Regards,



Dwight Johnson, P.Eng

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