



EFI Engineering
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Massena, NY 13662
(315) 769-8471

SERVICES

- Surveys
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- Mechanical
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- Project Management
- Technical Staffing

July 29, 2024

Secretary-Treasurer
Committee of Adjustment, City of Ottawa
101 Centrepointe Drive, 4th Floor
Ottawa, Ontario K2G 5K7

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-08-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

**Application for Consent – 5370 Sand Road - Panel 3
Revised Letter August 15, 2024**

EFI Engineering has been retained and acts on behalf of the owners of 5370 Sand Road and applicants associated with the above noted application.

This letter and the attached applications and supporting material serve as a formal submission for consent/lot line adjustment.

The information below provides a summary of the request.

Scope/Purpose:

- The lot line adjustment is being requested to fulfil the conditions of an offer of purchase and sale for a portion of the property. The use of the land will remain the same as there is no intention to develop the land for any other purpose.
- The retained portion will remain in the current owner’s title.
- A survey sketch is provided to reflect the severance proposal.
- No relief to zoning by-law is required.

Property Identification:

- Property Address: 5370 Sand Road
- Municipality: Russell Ward
- Conservation Authority: South Nation
- Site Details: Property is in Osgoode Ward, between Vars and Carlsbad Springs. Property is roughly triangular with approx. total Area of 30.28hectares (74.82 acres).
- Property abuts the Alexandria Rail Corridor (901.55m frontage along rail) and 106m of frontage along Sand Rd.

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- Official Plan Designation: Rural Countryside
- Zoning: Rural
- Existing Use: Predominantly wooded land with dwelling unit and out-buildings south of rail line encompassing the retained portion of the severed land.
- Adjacent uses:
 - North: Vacant Land/Agricultural Use
 - South: Vacant woodland and residential dwelling with out buildings
 - East: Vacant/Wooded land
 - West: Vacant Wooded land

Property Photos and Boundary:



EFI

ENGINEERS
ARCHITECTS
PROCESS PROFESSIONALS

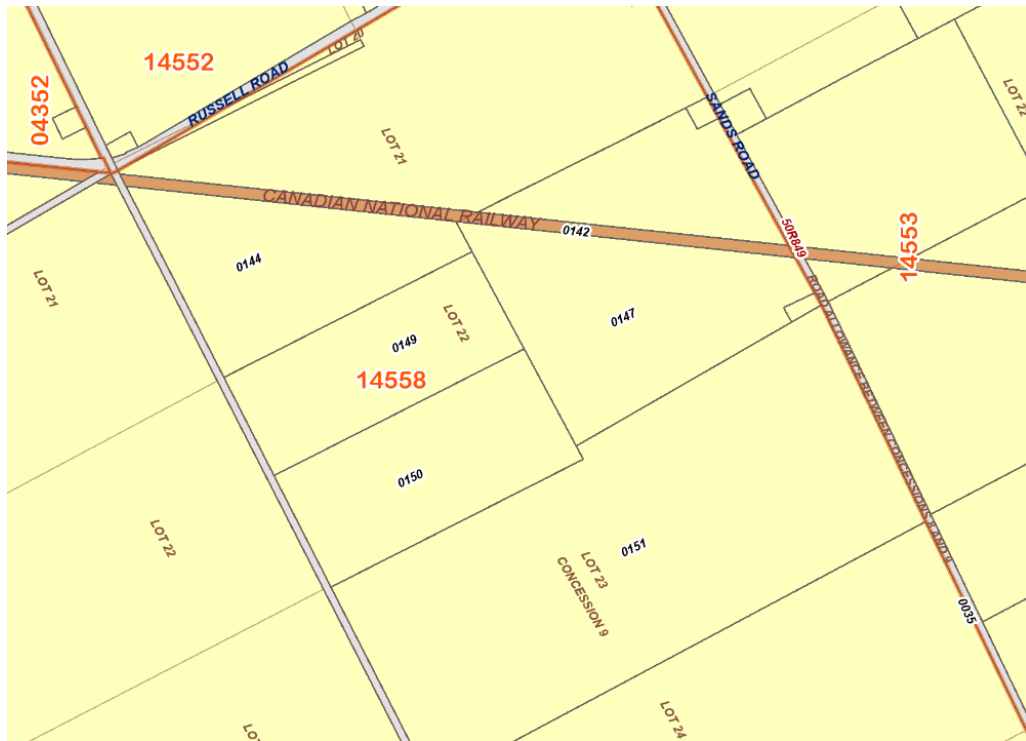
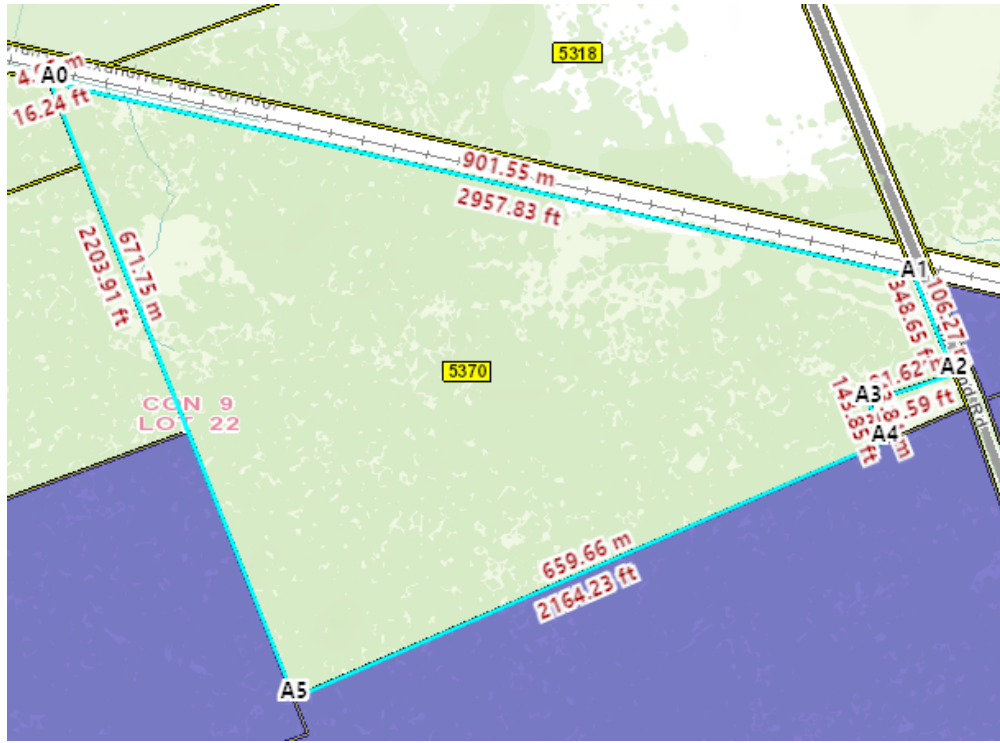
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Nearby Roads and Access Points:



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- 417 (South)
- Frank Kenney (East)
- Russell Rd (North)
- Abuts Sand Road (106m)

Essentially, the lot line adjustment in favour of PIN 14558-0149 will be maintained in its existing condition and land use. The proposal is in conformity with the Provincial Policy Statement, the City’s Official Plan policies and objectives and the zoning classification for the lands.

I look forward to working with the City to advance this application. Please do not hesitate to contact me if you have any questions related to this matter.

Sincerely,

Dennis Gratton

Dennis Gratton
Professional Planner
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