

Jesse Brook & Josée Éthier
108 Inniskillin Drive
Carp, ON
K0A 1L0

Date: May 3, 2025

To whom it may concern.

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-05-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Josée and Jesse both own 108 Inniskillin Drive which is a corner lot at Inniskillin Drive and Craig Lea Drive in Carp, Ontario.

We wish to sever off a lot which would be fronting on Craig Lea Drive. The severed lot's dimensions will meet all the minimum requirements based on the current zone of V1M. The severed property has existing services on Craig Lea Drive and would conform to the current and proposed official plan. The proposed severed lot would still be larger than many other current existing lots in the Village of Carp.

The retained lot has a detached bungalow with no other buildings or sheds on the property. It has also been confirmed that by Luke Teft that there is no concerns from lot size of either the retained or severed lot and they meet the V1M zone bylaws.

We wish to keep the severed lot for future development and then eventually sell the retained lot to our daughter.

With above information we feel the severance would therefore satisfy section 51(24) of the Planning Act.

TABLE 232: V1 SUBZONE PROVISIONS

I Subzone	II Minimum Lot Area (m ²)	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Maximum Lot Coverage (%)	IX Maximum Height (m)
(a) V1A	8000	60	18	9	18	9	8	11
(b) V1B	8000	50	12	6	12	23	8	11
(c) V1C	(i) Entirely on Private Services	4000	45	6	1	4.5	9	40
	(ii) Other cases	600	20					
(d) V1D	2700	33	7	2	7	7.5	15	11
(e) V1E	2000	30	7	2	4.5	7.5	15	11
(f) V1F	2000	20	5	1.2	5	7	No maximum	11
(g) V1G	1950	30	13.5	3	13.5	7.5	25	11
(h) V1H	1800	30	9	3 (By-law 2008- 326)	9	7.5	20	11
(i) V1I	1390	30	7.5	1.5	7.5	10.5	15	11
(j) V1J	1390	19	7.5	1.2 and 0.9	No minimum	12	15	11
(k) V1K	1300	25	7	2	4.5	6	25	11
(l) V1L	1220	16	9	3	9	7.5	20	11
(m) V1M	880	20	7	2	4.5	7.5	15	11
(n) V1N	540	18	6	1.2	4	7.5	40	11
(o) V1O	360	12	7.5	1.5	6	7.5	20	11
(p) V1P	1390	30	6	3	6	7.5	25	11
(q) V1Q (By-law 2012- 64)	540	18	3	1.2	3	6 m for one- storey 7.5 for two- storey	50	11