

Jp2g No. 24-7086A

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May 12, 2025

City of Ottawa
Committee of Adjustment
101 Centrepointhe Drive, 4th Floor
Ottawa, ON K2G 5K7

Attn: Committee of Adjustment

Committee of Adjustment
Received | Reçu le

2025-05-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re Application for Consent (lot line adjustment), 6060 First Line Road, Part Lot 11, Concession 1, Geographic Township of North Gower, now in the City of Ottawa. Our File No. 24-7086A

Please accept this letter and the enclosed information as application for consent for a lot line adjustment, from lands known municipally as 6060 First Line Road, within Part Lot 11, Concession 1, in the Geographic Township of North Gower, now in the City of Ottawa. The lands being added to are known municipally as 1526 Carsonby Road East, also within part of Lot 11, Concession 1, and abutting the subject lands to the north and east. The following documents are enclosed in support of this application:

- One (1) copy of an application for consent (with Schedule A), signed and sworn, including authorizations;
- One (1) copy of the Parcel Abstract confirming ownership of the property;
- Two (2) copies of a Severance Sketch Small Scale, prepared by Jp2g Consultants Inc.
- Two (2) copies of a Severance Sketch Large Scale, prepared by Jp2g Consultants Inc.

A cheque in the amount of \$4,301.00 to cover the application fee is enclosed. We have been instructed to file these documents with your office.

The purpose of this application is to fully locate the driveway for the dwelling at 1526 Carsonby Road East on the same property. Currently, the driveway for 1526 Carsonby Road East is partially located on 6060 First Line Road. It is our understanding that the driveway was constructed in its current location in order to avoid certain constraints on 1526 Carsonby Road East. The lot line adjustment will add approximately 0.4 acres (0.16 ha) of land to 1526 Carsonby Road East.

A pre-consultation form was submitted for comment on the lot addition in December 2024. The original configuration had the severed lands extending deeper into the property to align with the rear lot line of the lands being added to. The pre-consultation response from City staff noted that the severance would fragment a mapped unevaluated wetland, which staff generally do not support. Following receipt of the City Planner's response, further correspondence ensued regarding a revised severance configuration that was limited to the driveway and the immediate surroundings, well outside of the



mapped wetland. Staff's response to this re-configuration was generally supportive as it avoided the fragmentation of the wetland. The pre-consultation emails are attached to this letter.

Official Plan Conformity

The subject lands are designated Rural Countryside. There are no policies specific to lot line adjustments in the Rural Countryside designation. The existing use of the lands to be retained is agricultural and residential and the use of the lands being added to is residential. Both uses are permitted in the Rural Countryside designation. The severed lands do not have frontage on a public road, however the lands being added to have sufficient frontage on Carsonby Road East. The retained lands have frontage on First Line Road as well as Carsonby Road East. No new development is proposed as a result of this application.

Minimum Distance Separation

Minimum Distance Separation calculations are not required for this application as the dwellings on the retained lands and the lands being added to are existing, there are no farm buildings on the lands to be severed, and there is no development proposed as a result of this application.

Should you have any questions or require clarification with respect to any aspect of this application, please do not hesitate to contact our office.

Yours truly,

Jp2g Consultants Inc.

A handwritten signature in black ink, appearing to read 'A Hommik', is written over a light blue horizontal line.

Anthony Hommik, MCIP, RPP
Manager – Planning Services | Senior Planner