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Committee of Adjustments,

01 May 2025

This is a new Cover Letter and two new Consent Applications due to the lapse of files:

D08-01-22/B-00262 (Severed 1 on Sketch, Part 2 on 4R-36130)

D08-01-22/B-00263 (Severed 2 on Sketch, Part 1 on 4R-36130)

Committee of Adjustment
Received | Reçu le

2025-05-15

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Background on the lapse:

These files lapsed after the City Legal department delayed completion of the file. 10 business days were provided prior to the lapse, for the applicant's Bank and Solicitor to complete their work. Neither had the ability to complete the work in the short time provided prior to the file lapse.

The City did not complete their tasks quickly enough to allow us sufficient time for our lawyers and bank to complete their tasks.

We pushed and asked for status many times. We reminded staff of the lapse date each time we asked for status.

On October 1st - We asked for status and reminded staff of the lapse date - Amy Jesty replied:

"The agreements are currently in the review process, once the agreements are approved, they will be sent to the applicant for execution."

On October 15th - We once again asked for status, and reminded staff of the lapse date - Amy Jesty replied:

"I can confirm that it is in for final review, and it should be delivered to you soon."

"For additional context, the agreements are prioritized based on lapse date, so staff are definitely aware of that."

On October 28th - Amy Jesty asked:

"With respect to matter, can you please provide the solicitor's information for the applicant."

On October 29th:

The applicant's solicitor indicated he could not react quick enough to complete all of the required tasks in 10 business days. A new solicitor was engaged, who would do her best to complete the tasks in the short time period provided.

The applicant's bank indicated they could not process a Partial Discharge in the 10 business days provided.

The files lapsed.

Note - All conditions laid out in the Decision Notice for these files were cleared by the applicant. All studies, evaluations, and reports that the Applicant was responsible for were completed and approved and cleared with City Staff and the COA. The R-Plan was completed, reviewed and deposited. The Cash-In-Lieu was paid.

Each and every Condition laid out in the Decision Notice was completed and approved and cleared with the COA.

The following is a copy of the original Cover Letter detailing the intent of the applications:

Cover Letter for Two Concurrent Consent Applications for:

3970 Stonecrest Road, Woodlawn, ON, K0A 3M0

Committee of Adjustments (COA),

Here is a list of the submissions included with these two Consent Applications:

1. This Cover Letter
2. Consent Application for Severed 1
3. Consent Application for Severed 2
4. Sketch of the rural property showing Severed 1, Severed 2, and Retained
5. Sketch - Detail A
6. Parcel Abstract Page (Register)
7. Scoped EIS evaluating the entire site and defining building envelopes

Property Description:

3970 Stonecrest Road, Woodlawn, ON, K0A 3M0

Part Lot 12, Concession 1

PIN 04568-0025

Overview of the two Consent Applications:

The subject property is a 34.7 acre (~14.03ha) parcel of land fronting on the east side of Stonecrest Road in the former municipality of West Carleton.

The land contains an existing 2 story single family dwelling built in 2000.

The land, and all surrounding land, is residential and Zoned RU.

Severance 1: the owner wishes to sever off the existing two story house and 0.81ha of land

Severance 2: the owner wishes to sever off a vacant parcel of 0.81ha of land

Retained: the owner wishes to build a single story retirement residence on the retained parcel

Due-Diligence:

Ample due-diligence has been performed. There have been many discussions with:

- Planning staff Mark Gordon
- The site sketch was reviewed by planner Mark Gordon
- Mark Gordon recommended an EIS be completed before submitting the applications
- The EIS has been completed by the ShadeTree Group, and is included with this submission

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

The proposed lot dimensions and areas, for both of the Severed Lots and for the Retained Lot, conform to the Zoning By-Law requirements.

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

Please see the Sketch, as well as Detail A.

Retained Property: As shown on the attached site Sketch, and Detail A, the new proposed residence on the Retained property will be located well within the building envelope defined in the Scoped EIS.

Severance 2: The new vacant Lot has a building envelope defined in the EIS. No building is planned at this time.

Old Severance:

A single severance to sever off the existing house and 0.8ha was proposed in 2013. This was COA file D08-01-13/B-00096. This severance was approved unanimously by the COA, but then withdrawn by the owner after controversy with neighbors surrounding an airplane hangar on the Retained parcel.

The airplane hangar is no longer on the retained parcel.

The Airplane Hangar shown in Aerial Photos on GeoOttawa - no longer exists:

There was an airplane hangar on the Retained parcel of land. Airplane hangars are built under Federal Regulations, not Municipal.

The airplane hangar burned to the ground early in 2022. It no longer exists on the Retained parcel.

Questions or Concerns:

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

Regards,

Dwight Johnson, P.Eng

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