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August 14, 2012

Mr. Christian Vander Heyden and Ms. S. Crete
249 Wall Road
Orleans, Ontario
K4B 1H9

Attention: Mr. C. Vander Heyden and Ms. S. Crete

**RE: PLANNING RATIONALE
PROPOSED RESIDENTIAL DEVELOPMENT
PART 1, PLAN 4R-17252
PART OF LOT 6, CONCESSION 11, WALL ROAD, CUMBERLAND WARD
CITY OF OTTAWA, ONTARIO**

A residential development is being proposed, to be located on the south side of Wall Road within the Village of Notre Dame des Champs, Part of Lot 6, Concession 11, Cumberland Ward, City of Ottawa, Ontario (refer to drawings submitted with this application for exact location). The proposed development consists of a new street (court) connected to the south side of Wall Road and eight (8) residential lots.

LAND USE

The land proposed to be developed is within the village of Notre-Dame-des-Champs and is currently zoned V1E, which supports residential development with a minimum lot area of 2000 square metres and a minimum lot frontage of 30 metres. The proposed subdivision has been designed to comply with the existing zoning.

The adjacent land use to the west and to the north (across Wall Road) is residential. The land to the south is currently used as agricultural but is zone V1E. The village boundary follows the east boundary of the property, beyond which is agricultural (RU).



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PROPOSED MUNICIPAL RIGHT-OF-WAY

The proposed lots are to be accessed with a 20m wide street right-of-way accessing Wall Road at the north end and continuing to the south property boundary. It terminates with a cul-de-sac and is designed to continue to allow future development to the south. The cul-de-sac is designed to facilitate turn-around of fire fighting vehicles and garbage trucks.

The right-of-way will include roadside ditches and a municipal water main connected to the existing services along Wall Road.

PROPOSED RESIDENTIAL LOTS

Eight single-family residential lots have been proposed, four on either side of the proposed street. All lot sizing and setbacks conform to the existing zoning. As no municipal sanitary sewer is available, the houses will be serviced with municipal drinking water and private sewage (septic) systems. Twenty percent (20%) of each lot will be reserved as land to remain undeveloped. The existing drainage pattern will generally remain within the undeveloped areas. The remainder of the lands will be drained via the proposed road side ditches.

Sincerely,
KOLLAARD ASSOCIATES, INC.



William Kollaard, P.Eng